HISTORIC DISTRICT COMMISSION
NOTICE OF DENIAL

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Notification Date: 10/15/25 **Application Number:** HDC2025-00593

APPLICANT & PROPERTY INFORMATION

NAME: Steven Flum		**COMPANY NAME:** Steven C. Flum, Inc.	
ADDRESS: 3105 Holbrook	**CITY:** HAMTRAMCK	**STATE:** MI	**ZIP:** 48212
PROJECT ADDRESS: 808-816 Virginia Park			
HISTORIC DISTRICT: New Center Area			

SCOPE:

Erect two (2) duplex buildings

At the Regular Meeting that was held on 10/08/25 , the Detroit Historic District Commission ("DHDC") reviewed the above-referenced application. Pursuant to Section 5(1) and 9(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1), MCL 399.209 (9) and Sections 21-2-78 and 21-2-80 of the 2019 Detroit City Code; the DHDC hereby issues a Denial for the following work, effective on 10/14/25 , as it will be inappropriate according to the Secretary of Interior's Standards for Rehabilitation and the district's Elements of Design:

REASONS FOR DENIAL:

- The proposed new use requires a building typology and massing that is contrary to the defined characteristics of Virginia Park Avenue, which is universally characterized by substantial single-family dwellings set off by spacious lawns.
- The new work, while differentiated from the older houses, is incompatible with the massing, size, scale and architectural features established by the existing Virginia Park Avenue historic context.
- Based on the historic context on Virginia Park, the proportion of the front façade should appear taller than wide or wider than tall, with an overall neutral appearance. The proposed attached dwellings are substantially wider than tall, very far from neutral.
- Cement panels with metal reveal trim are not reasonably related to a historic material precedent on Virginia Park Avenue. The extensive use of these modern panels on these proposed buildings makes them the default primary expression and substantially at odds with the historic context.
- Despite the addition of some elements at the porches and garden units, the revised proposal does not incorporate "ornate" architectural detailing as specifically called out in the Elements of Design for Virginia Park.
- Flat roofs, despite the addition of more traditional forms at the porches, remain the dominant expression in the revised design and are not compatible with the existing character of Virginia Park, which is universally marked by pitched and complex roof forms of various types.
- The proposed setback does not align with the wall of continuity and the existing rhythm of established setbacks of the Virginia Park Avenue historic corridor.
- The scale of the facades in the proposal are not compatible with the scale/complexity of the facades on the historic buildings along Virginia Park.
- The directional expression of the proposed front elevations is not compatible with the overall "neutral" directional expression of the houses on Virginia Park.
- The degree of complexity in the facades of the existing houses on Virginia Park requires a similar complexity in a historically compatible new structure, independent of the style, which is not achieved by the proposal.

FAILURE TO MEET STANDARDS:

The Standards for Rehabilitation (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character.

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

Failure to meet standards: 1, 9
Corresponding Standard numbered below:

1.	*A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment*
2.	*The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
3.	*Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
4.	*Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
5.	*Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
6.	*Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
7.	*Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
8.	*Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
9.	*New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
10.	*New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

FAILURE TO MEET ELEMENTS OF DESIGN:

Failure to meet Elements of Design: 2, 7, 10, 11, 12, 15, 16, 17, 19, 22
Corresponding design element numbered below:

1. Height.	*12. Walls of continuity.*
2. Proportion of building's front façades.	*13. Relationship of significant landscape features and surface treatments.*
3. Proportion of openings within the façade.	*14. Relationship of open space to structures.*
4. Rhythm of solids to voids in front façade.	*15. Scale of façade and façade elements.*
5. Rhythm of spacing of buildings on streets.	*16. Directional expression of front elevations.*
6. Rhythm of entrance and/or porch projections.	*17. Rhythm of building setbacks.*
7. Relationship of materials.	*18. Relationship of lot coverages.*
8. Relationship of textures.	*19. Degree of complexity within the façade.*
9. Relationship of colors.	*20. Orientation, vistas, overviews.*
10. Relationship of architectural details.	*21. Symmetric or asymmetric appearance.*
11. Relationship of roof shapes.	*22. General environmental character.*

If you have any questions regarding the above, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:

Garrick Landsberg
Director of Staff, Historic District Commission

PSR: Garrick 251015GL

APPEALS PROCESS

The application may be resubmitted for the Historic District Commission's review when suggested changes have been made that address the cited reasons for denial, if applicable. Please be advised that, in accordance with MCL 399. 211 and Section 21-2-81 of the 2019 Detroit City Code, an applicant aggrieved by a decision of the DHDC may file an appeal with the State Historic Preservation Review Board. Within sixty (60) days of your receipt of this notice, an appeal may be filed with:

Jon Stuckey, Michigan Department of Attorney General
2nd Floor, G. Mennen Williams Building
525 West Ottawa Street, P.O. Box 30754, Lansing, MI 48909
Phone: 517-335-0665 E-mail: stuckeyj@michigan.gov

HISTORIC DISTRICT COMMISSION
APPLICATION FOR WORK APPROVAL

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

APPLICATION ID
HDC2025-00593

PROPERTY INFORMATION

ADDRESS(ES): 808-816 Virginia Park

HISTORIC DISTRICT: New Center Area

SCOPE OF WORK: (Check ALL that apply)

- ☐ Windows/ Doors
- ☐ Walls/ Siding
- ☐ Painting
- ☐ Roof/Gutters/ Chimney
- ☐ Porch/Deck/Balcony
- ☐ Other
- ☐ Demolition
- ☐ Signage
- ☒ New Building
- ☐ Addition
- ☒ Site Improvements (landscape, trees, fences, patios, etc.)

BRIEF PROJECT DESCRIPTION:
New Construction of attached residential duplexes. Total of 14-units in two buildings

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Architect/Engineer/Consultant

NAME: Steven Flum	**COMPANY NAME:** Steven C. Flum, Inc.		
ADDRESS: 3105 Holbrook	**CITY:** HAMTRAMCK	**STATE:** MI	**ZIP:** 48212
PHONE: +1 (313) 831-2844	**EMAIL:** SFLUM@STEVENCFLUM.COM		

I AGREE TO AND AFFIRM THE FOLLOWING:

☒ I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.

☒ I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.

☒ I hereby certify that the information on this application is true and correct. I certify that the proposed work is authorized by the owner of record and I have been authorized to make this application as the property owner(s) authorized agent.

Steven Flum

DocuSigned by:
Steven Flum
01F13EF84B08483...

SIGNATURE

Steven C. Flum, Inc.

09/12/2025

DATE

3105 Holbrook

HAMTRAMCK MI 48212

+1 (313) 831-2844

SFLUM@STEVENCFLUM.COM

NOTE: Based on the scope of work, additional documentation may be required. See www/detroitmi.gov/hdc **for scope-specific requirements.**

PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.

ePLANS PERMIT NUMBER:
(only applicable if you've already applied for permits through ePLANS) N/A

GENERAL

1. DESCRIPTION OF EXISTING CONDITION
Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")

Attached is the Description of Existing Condition, Existing Site Plan and Survey

2. PHOTOGRAPHS
Help us understand your project. Please attach photographs of all areas where work is proposed.

3. DESCRIPTION OF PROJECT
In this box, tell us about what you want to do at the areas described above in box #1. (For example, Install new asphalt shingle roofing at garage.)

Attached is the Description of Project, Review of Elements of Design, Architectural Drawings and Renderings

4. DETAILED SCOPE OF WORK
In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")

Attached is the Detailed Scope of Work

5. BROCHURES/CUT SHEETS
Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.

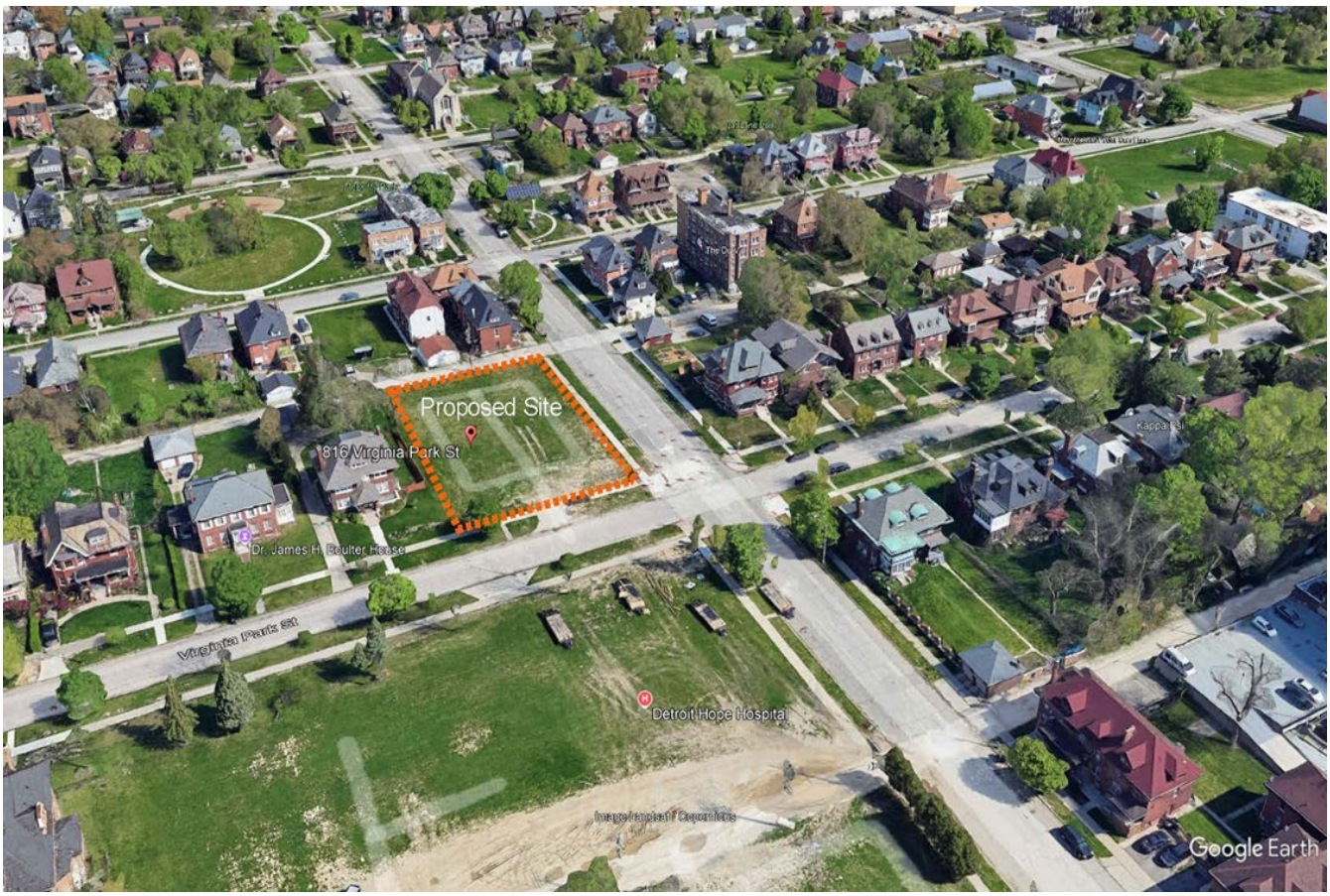
ADDITIONAL DETAILS

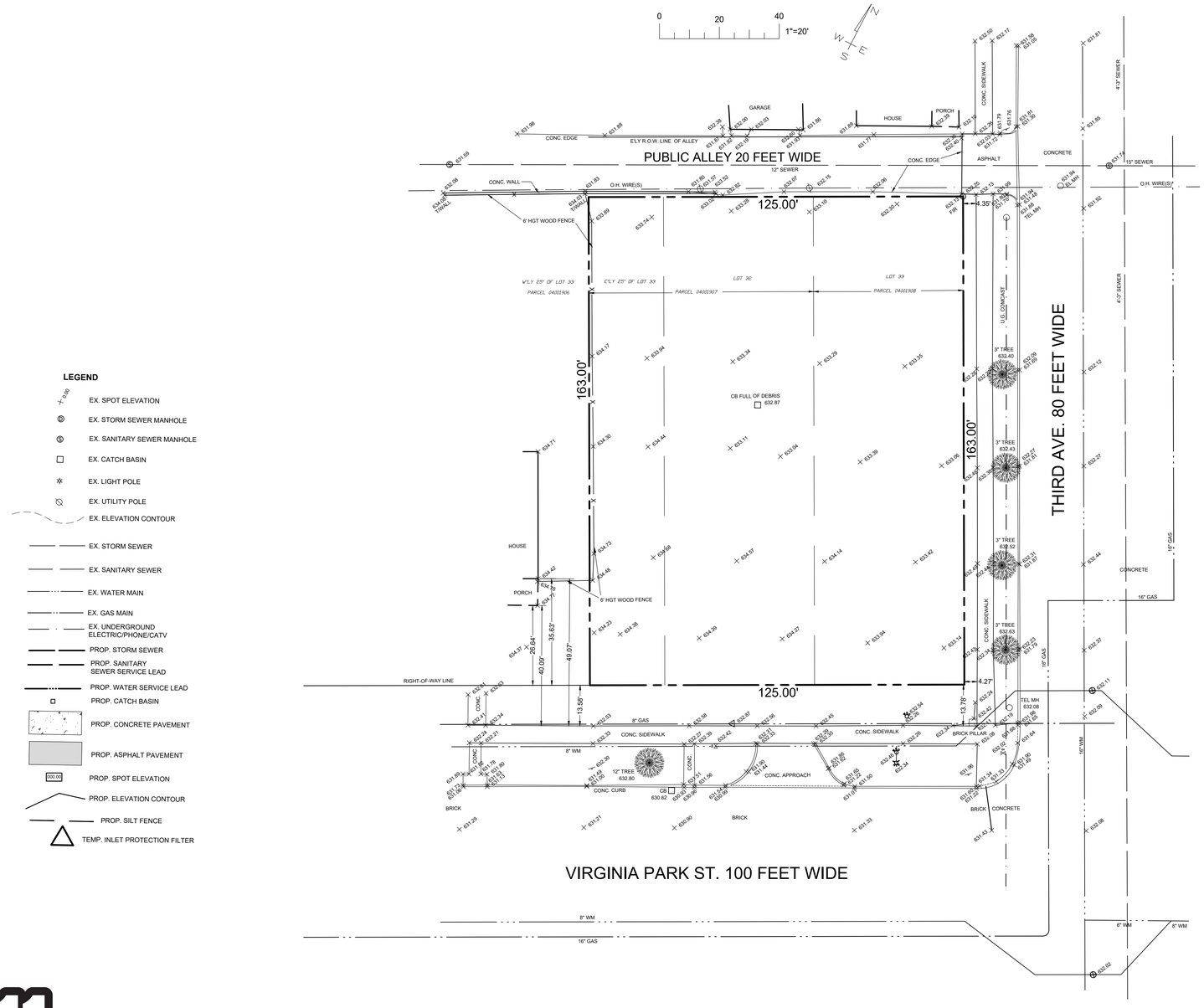
8. SITE IMPROVEMENTS *If site improvements are proposed, please provide any relevant site improvement plans pertaining to your project.*	

DESCRIPTION OF EXISTING CONDITION

The existing 20,000 square foot vacant lot located on a street corner with an alley to the rear. There is an existing adjacent three story brick single family residence to the west and two story townhouses to the north. The lot is covered with grass and no pavement. Refer to the Civil Survey Sheet and Architectural Existing Site Plan for additional photos of the site and demolition notes.

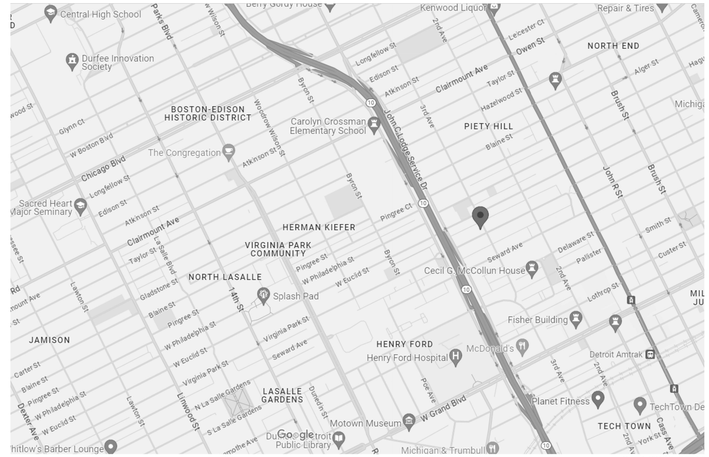
Previously the vacant parcel was a paved parking lot for the hospital that was across the street. The previous parking lot constitutes a hazard to the safety of the neighbors and public. Automotive fluids may have leaked into the soil from cars parked on the lot. Environmental Phase I and Phase II will need to be ordered and possibility remediation of the hazardous soil removed.





LEGEND

- EX. SPOT ELEVATION
- EX. STORM SEWER MANHOLE
- EX. SANITARY SEWER MANHOLE
- EX. CATCH BASIN
- EX. LIGHT POLE
- EX. UTILITY POLE
- EX. ELEVATION CONTOUR
- EX. STORM SEWER
- EX. SANITARY SEWER
- EX. WATER MAIN
- EX. GAS MAIN
- EX. UNDERGROUND ELECTRIC/PHONE/CATV
- PROP. STORM SEWER
- PROP. SANITARY SEWER SERVICE LEAD
- PROP. WATER SERVICE LEAD
- PROP. CATCH BASIN
- PROP. CONCRETE PAVEMENT
- PROP. ASPHALT PAVEMENT
- PROP. SPOT ELEVATION
- PROP. ELEVATION CONTOUR
- PROP. SILT FENCE
- TEMP. INLET PROTECTION FILTER



LOCATION MAP
(NO SCALE)

LEGAL DESCRIPTION *(PER CITY RECORDS)*

LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, DESCRIBED AS:
ALL OF LOTS 31 AND 32 AND THE EASTERLY 25 FEET OF LOT 33, "PEERLESS ADDITION No. 3" AS RECORDED IN LIBER 18 OF PLATS, PAGE 40, WAYNE COUNTY RECORDS

WE HEREBY CERTIFY THAT WE HAVE SURVEYED THE HEREON DESCRIBED SITE AND THAT ALL MEASUREMENTS AS SHOWN ON THE PLAN ARE CORRECT, AND THAT THERE ARE NO ENCROACHMENTS, UNLESS OTHERWISE SHOWN.

STATE OF MICHIGAN
NEAL TONNEMACHER
PROFESSIONAL SURVEYOR
No. 4001049332
LICENSED PROFESSIONAL ENGINEER

ADD UTILITY DATA
2024-08-10

811
Know what's **below.**
Call before you dig.

MASON BROWNS ASSOCIATES, LLC
CIVIL ENGINEERS & SURVEYORS
2708 BRIDLE ROAD
BLOOMFIELD HILLS, MICHIGAN 48304
(248) 425-9789 mason_brown@sbcglobal.net

PROPOSED DEVELOPMENT
PLAN OF EXISTING CONDITIONS

STEVEN C. FLUM, INC.
3105 Holbrook Avenue Hamtramck, Michigan 48212

REVISIONS:

DESIGN: ---
DRAWN: mb
CHECKED: MB

24-033.DWG
FIELD OK: net

SCALE:
1"=20'

DATE:
07-26-2024

JOB NO.
24-033

SHEET
1

LOOKING NORTHEAST ALONG VIRGINIA PARK

LOOKING NORTHWEST FROM VIRGINIA PARK

LOOKING SOUTHWEST ALONG 3RD AVENUE

LOOKING SOUTHEAST AT ALLEY

LOOKING SOUTH AT VIRGINIA PARK

PROPOSED RENOVATION KEY

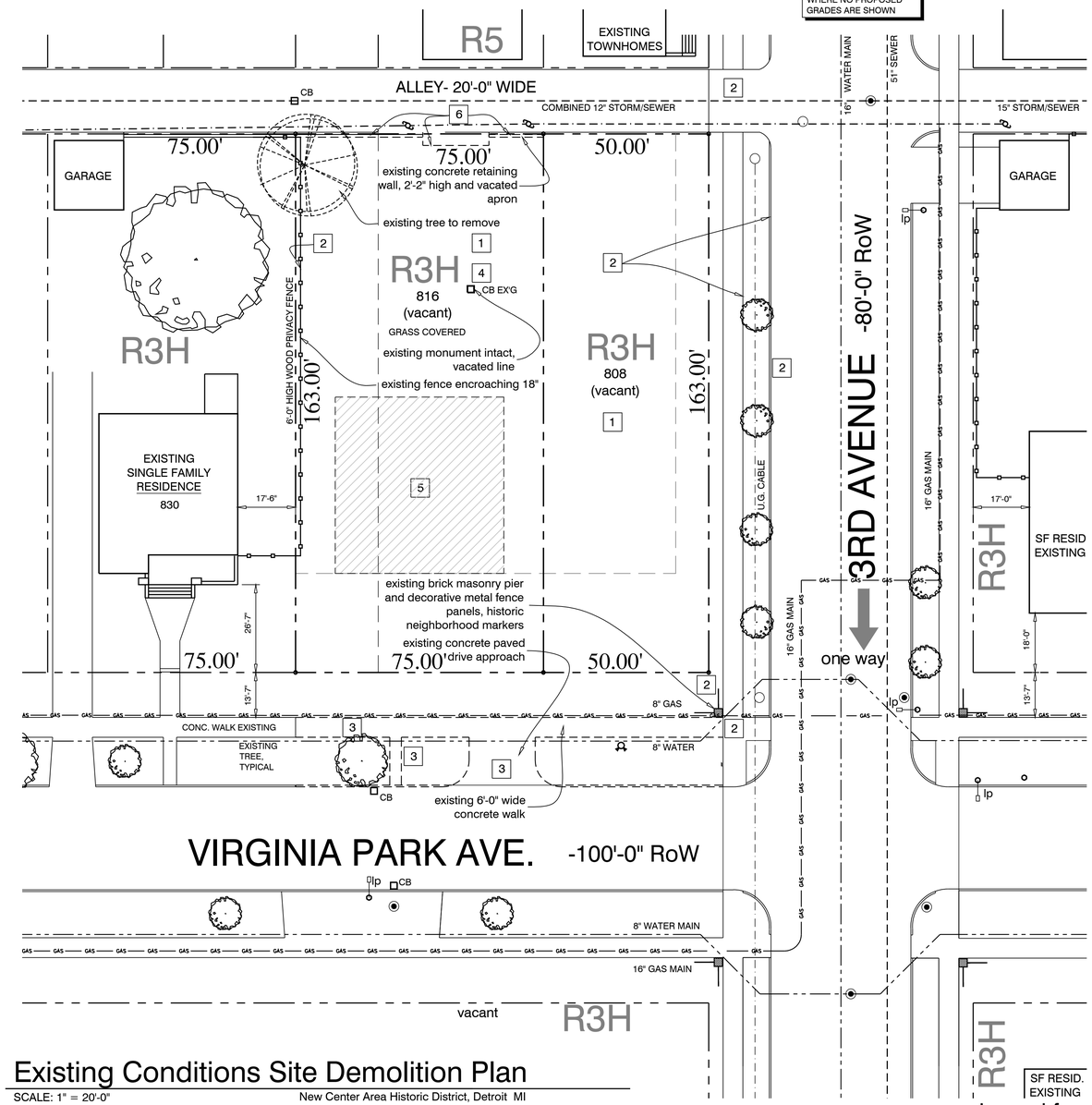
Site Demolition Notes

1. EXISTING IVY/TREES AND VEGETATION IN PLACE TO REMOVE ALONG ENTIRE SITE WITHIN PROPERTY BOUNDARY.
2. EXISTING CONDITIONS TO REMAIN.
3. REMOVE CONCRETE PAVING, RoW CURBS AND SIDEWALK AT SOUTH BOUNDARY ONLY AND CONCRETE DRIVES/CURB CUTS EXISTING AT ALL LOCATIONS SHOWN.
4. EXISTING CATCH BASIN INTACT, CROCK, TRAP AND UNDERGROUND CONNECTIONS TO REMOVE ENTIRELY. CAP AT SEWER WITHIN ALLEY PRIOR TO DEMOLITION.
5. AREA OF PREVIOUS BUILDING FOUNDATIONS POSSIBLE. ASSESS FOLLOWING SURFACE DEMOLITION.
6. EXISTING CONCRETE RETAINING KNEE WALL TO DEMOLISH ALONG ALLEY, INCLUDING FOOTINGS WITHIN PROPERTY BOUNDARY ONLY. THAT EXISTING ADJACENT WEST TO RETAIN. REMOVE FOLLOWING SITE EXCAVATION, CLEARING.

LEGEND

- COMBINED STORM/ SANITARY SEWER
- OVERHEAD ELECTR.
- WATER
- GAS
- LIGHT POLE
- UTILITY POLE
- CATCH BASIN
- FIRE HYDRANT
- PERSONHOLE
- EXISTING GRADE
- NEW GRADE

NOTE:
MATCH EXISTING GRADES WHERE NO PROPOSED GRADES ARE SHOWN



Existing Conditions Site Demolition Plan

SCALE: 1" = 20'-0"

New Center Area Historic District, Detroit MI

Virginia Park Townes LLC

808 and 816 Virginia Park Ave.
Detroit, MI 48202

VIRGINIA PARK CONDOMINIUMS

Proposed Residential development

Existing Conditions site demolition plan

NORTH

0 10' 20' 40'

SCALE: 1"= 20'

STEVEN C. FLUM, INC.
architecture urban planning
3105 Holbrook Street, Hamtramck, MI 48212
VM: 313.831.2844 WEB: stevenflum.com

issued for: REVISED HDC Design Review
06 May 2025

VIRGINIA PARK TOWNES

DETAILED SCOPE OF WORK

Site

- Construction of a new two attached duplexes total 4-units, 7,140 gsf
- Construction of a new five attached duplexes total 15-units,17,850 gsf
- New vehicular drive and entry off third avenue
- New car port for 4 cars (14 cars in attached garages)
- New dumpster enclosure and site landscaping

Building

- Wood framed three story structures, two buildings total 14-units
- Membrane roof pitch to rear to gutters and downspouts
- Roof parapets on three sides of building to screen view of AC units
- Front entry stoop with brick walls and concrete cap, metal guard and handrail
- Front entry stoop will be cover with supporting columns and roof
- Attached 7-two car garages, each with a 16'wide garage doors
- Partial brick façade with concave mortar joints
- Partial fiber cement panels, painted with metal trim
- Aluminum clad wood windows
- Metal front entry and sectional overhead garage doors.
- Metal suspended balcony with tension rods at rear bedrooms second and third floor

VIRGINIA PARK TOWNES

DESCRIPTION OF PROJECT

Create residential development consisting of three story duplexes that are attached in groups of two duplexes and five duplexes. The two buildings will have a total of 14 units. One building will face Virginia Park Ave. and the other building will face Third Ave. All the off street parking will be in the rear of the building. Attached garages will have 14 parking spaces and 5 parking spaces will be under carports.

The basis of the proposed design was taken from the Rosa Parks-Clairmount Neighborhood Revitalization Framework completed by the City of Detroit. The city's design was for the vacant lot across the street from the proposed development parcel. The city's design used a combination of townhomes facing Virginia Park Ave. and a multiple family structure on the corner and along Third Ave. Design elements that were used are the three story townhouse, raised stoop, taller than wide windows, the expression of brick and the front yard setback.

CONCEPTUAL VIEW OF ROWHOUSES ON VIRGINIA PARK AVE.

CONCEPTIONAL PLAN OF DEVELOPMENT POTENTIAL VIRGINIA PARK AVE.

COMMUNITY AND CITY OF DETROIT REVIEW

The community supports the removal of the environmental hazard and the new construction of residential housing on the vacant parcel.

We met with the community and the city, made presentations, listen to feed back on the development. The following is an outline of steps we have taken to advance the project forward:

1. The original design was for a four story, 30 unit multi-family building.
2. The community and city's response to the proposed design was they were unwilling to offer support based on the building massing and the number of units.
3. New designs for the development were presented reducing the massing and number of units. There will be two smaller multi-family buildings, three story tall and only having 21 units. The project was submitted to the Historic District Commission in February 2025 and it was denied.
4. Continued meeting with the community and community representatives to reduce the number of units and changes the site and exterior design were made. The following are the changes to the site and building design:
    - The number of units has been decreased from 21 to 14 units. This was achieved by changing the stacked three-unit configuration to two-unit (duplex) configuration
    - The front yard setback on the Virginia Park building has been increased to 21'. This exceeding the zoning code minimum required front yard setback
    - The buildings footprint has decreased from the revised front yard setback. We also decreased the 3rd street building to match the other building
    - The lower "garden level" unit will have a garden patio and entry to the unit. The upper unit entry will be from the raised stoop previously shown
    - We have created an additional entrance to the parking area from the alley. We have also changed the two-way vehicular drive to a one-way direction
    - The zoning code review has been updated and we now only need 2 dimensional variances; Floor Area Ratio and the Recreational Space Requirement. Previously there were 5 dimensional variances being requested
    - The front entry roof design were changed from a cantilevered metal roof to a more traditional design that are found on Virginia Park Avenue

- The exterior façade colors were updated
- The casement and awning windows shown before were replaced with a more traditional single hung window

ISSUANCE OF NOTICE TO PROCEED

If the Historic District Commission finds that the development does not meet the Elements of Design in order to consider a certificate of acceptance. The developer request the Commissioner's the project to be reviewed under the Section 21-2-75 of the City of Detroit Zoning Ordinance,

Sec. 21-2-75. Issuance of notice to proceed.

Pursuant to the Act, an application for inappropriate work adversely affecting the exterior appearance of a resource, which work cannot be granted a certificate of appropriateness, shall be permitted by the Historic District Commission through the issuance of a notice to proceed **if any** of the following conditions prevail and if the Historic District Commission finds that the work is necessary to substantially improve or correct any of these conditions:

(1) The resource constitutes a hazard to the safety of the public or the occupants;

(2) The resource is a deterrent to a major improvement program that will be of substantial benefit to the community. Substantial benefit shall be found only if the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances, and the improvement program is otherwise feasible;

(3) Retention of the resource would cause undue financial hardship to the owner. Undue financial hardship shall be found only when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to an appropriate vacant site within the historic district, have been attempted and exhausted by the owner;

(4) Retention of the resource would not be in the interest of the majority of the community.

The two conditions that prevail are:
(1) The vacant parcel constitutes a hazard to the safety of the public or the neighborhood. The previous use for the vacant lot was a parking lot use by the previous Detroit Central Hospital across the street. The ground could contain contaminants such as leaked oil and or gasoline from vehicles or any other contaminates. The developer will have the soil tested and a phase 2 remediation will be completed before construction starts.

(4) Retention of the vacant parcel would not be in the interest of the majority of the community. During meetings with the community it was overwhelming the need to develop the site and remove the unpleasant vacant lot.

VIRGINIA PARK TOWNES

Review of Elements of Design

1. Height: Six of the adjoining structures on the same face shall be used to determine an average height. With the height of the two adjoining houses shall be added into the total twice. Any new building must have a height of the main roof of at least 80 percent of the resulting average; in no case shall a new building be taller than the tallest roof height.
Average height of 6 Virginia Park homes
830 42.66' x2
850 29.37 x2
866 39.37'
874 36.09
888 39.37'
918 32.81'
291.7 subtotal divided by 8 = 36.46' resulting average roof height.

The resulting average minimum roof height 36.46' < 34.16' proposed roof height OK
The maximum roof height is 42.66' > 34.16' proposed roof height OK

2. Proportion of the buildings' front facades: "….. row house buildings are wider than tall; apartment buildings appear taller than wide although some are wider than tall due to projecting and receding wall surface that emphasize the vertical." The proposed building design has bays that create that create a projecting and receding façade. The façade has a vertical expression with the following elements; bays extending past the roof parapet, brick wall and vertical windows.

3. Proportion of openings within the facades: "Areas of voids generally constitute between 15 percent and 35 percent of the front façade, excluding the roof" The proposed design front elevation has 28 percentage, within the range required. The windows are generally taller than wide, but are frequently grouped into combination wider than tall.

4. Rhythm of solids to voids in front facades: The proposed facades arrangement of openings are balanced composition and symmetrical.

5. Rhythm of spacing of building on streets: The building facing Virginia Park Ave. takes up most of the frontage, but still leaves side yard setbacks. Including able separation of the existing single residential home to the west. The rhythm of the buildings facing Third Street is adequate to have a vehicular drive between the buildings and spacing with the existing townhouse to the north.

6. Rhythm of entrance and/or porch projections: The front stoop at each entry creates a rhythm in the façade and leads to a consistency of the streetscape.

7. Relationship of materials: There is a combination of brick and siding on the front and side elevations. The rear is all siding. Stone is used at sills of windows when brick is present. The front entry stoop roof trim and supports are painted wood.

8. Relationship of textures: The brick is a smooth brick with concave mortar joints that contrast nicely with the smooth painted fiber cement board.

9. Relationship of colors: The brick has natural brick colors similar to homes on the block. Natural limestone is used. The smooth beige panel siding is contrasted with the gray window frame and metal trim that divides the panel siding. The front door, canopies and balconies are also in a gray color.

10. Relationship of architectural details: The contemporary building design has architectural details used in the front entry stoop. Neighboring existing entry stoop details were used in the design. Both gable and flat roof coverings with supporting columns and brackets are used.

11. Relationship of roof shapes: The majority of the structure has a flat roof. The front entry stoops do have roofs similar to neighboring homes. Gabled and flat entry roofs are shown.

12. Walls of continuity: The front yard setback on Virginia Park Ave. does set forward of the adjacent home. But does have the approximate front yard setback of the city's design for the townhouses across the street. The front yard setback on Third Ave. matches the townhouses to the north across the alley. We are keeping the existing trees and adding additional trees to maintain the minor wall of continuity.

13. Relationship of significant landscaping features and surface treatments: The development is retaining all the existing street trees and adding additional trees where there are none. There will be additional trees along Virginia Park Ave. sidewalk in the front yard setback. Hedges and shrubs will also be planted in the front yard closer to the building, each creating a linear planting.

14. Relationship of open space to structures: Currently there is a large open space across the street on Virginia Park Ave. The vacant lot formerly had the Detroit Hope Hospital on it.

15. Scale of facades and façade elements: The buildings have a moderate scale facades with small scaled elements.

16. Directional expression of front elevations: The Virginia Park Ave. building directional expressed as wider than tall, but has a vertical expression with its design elements. The Third Ave. building directional expression is certainly taller than wide.

17. Rhythm of building setbacks: See item 12.

18. Relationship of lot coverage: The proposed buildings have a lot coverage of 50%, is on the low end of the 50 -90% for the district's multi-family buildings.

19. Degree of complexity within the façade: The front facades are simple and less complex in keeping to the contemporary design style.

20. Orientation, vistas, overviews: The buildings are oriented to the south and to the east. The garages and exterior parking spaces are oriented away from the street view. The units take advantage of the dramatic view of the Fisher building, especially the units facing south.

21. Symmetric or asymmetric appearance: The front facades are symmetrical.

22. General environmental character: The character is strengthening by developing this vacant lot with urban, moderate density housing.

Virginia Park Townes LLC

808 and 816 Virginia Park Ave.
Detroit, MI 48202

PROJECT SCOPE OF WORK:

NEW CONSTRUCTION OF 14-UNIT RESIDENTIAL GROUPED TWO-FAMILY DEVELOPMENT AT 808/816 VIRGINIA PARK WITHIN THE NEW CENTER AREA HISTORIC DISTRICT. VACANT LOTS TO BE COMBINED PROPERTIES, *816 VIRGINIA PARK*- AS PROPOSED DEVELOPMENT. PARKING WILL BE ENCLOSED WITHIN SHARED 2-CAR GARAGES ON GRADE LEVEL AND COVERED SURFACE SPACES ON SITE. THE DEVELOPMENT CONSISTS OF (2) INDIVIDUAL BUILDING STRUCTURES UPON ONE SITE. THREE-STORY RESIDENTIAL BUILDINGS ARE WOOD FRAME CONSTRUCTION. EACH FRONT BUILDING ENTRY WILL ACCESS INDIVIDUAL DWELLING UNITS. SITE WORK CONSISTS OF NEW WALKWAYS, CONCRETE DRIVE, TRASH ENCLOSURE AND LANDSCAPING.

LEGAL DESCRIPTION

816 VIRGINIA PARK =
ALL OF LOT 32 AND A PORTION OF LOT 31, 25 FEET EAST OF NORTH VIRGINIA PARK OF "PEERLESS ADDITION NO. 3 SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 18, PAGE 40 OF PLATS, WAYNE COUNTY RECORDS 4/80. DESCRIBED AS THE WEST LINE OF 3RD AVENUE 75' X 163'.

PARCEL #04001907 **VIRGINIA PARK TOWNES**

808 VIRGINIA PARK =
LOT 33, NORTH VIRGINIA PARK OF "PEERLESS ADDITION NO. 3 SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 18, PAGE 40 OF PLATS, WAYNE COUNTY RECORDS 4/80. DESCRIBED AS THE WEST LINE OF 3RD AVENUE 50' X 163'.

PARCEL #04001908 ***DETROIT LAND BANK PROPERTY***

SITE DATA

VACANT, NO EXISTING STRUCTURES

PARCEL AREAS:

816 VIRGINIA PARK:	12,225 SF (EXISTING) (0.2806 ACRE)
808 VIRGINIA PARK:	8,150 SF (EXISTING) (0.1871 ACRE)
	20,375 SF *SUBTOTAL*

COMBINED PARCELS CONTAINING 0.4677 ACRES OF LAND.

ZONING CODE REVIEW

ZONING:	R3-H' LOW DENSITY RESIDENTIAL- HISTORIC NEW CENTER AREA HISTORIC DISTRICT
BUILDING TYPE:	RESIDENTIAL TWO-FAMILY DUPLEX, *BY RIGHT*
816 VIRGINIA PARK COMBINED LOT SIZE:	125' x 163' 20,375 SF (0.4677 ACRE)
LOT AREA MINIMUM:	7,000 SF MAX < 20,375 SF OK
WIDTH MINIMUM:	70' <125' OK

SETBACKS:

BUILDING 1 VIRGINIA PARK

FRONT MINIMUM	20' MIN. > 21' PROPOSED, OK
REAR MINIMUM	30' MIN. < 87' PROPOSED, OK
SIDE YARD FORMULA A:	(BUILDING DEPTH + 2 x HEIGHT)/15 =65' + 80'/15 = 9.67' MIN.< 10' *PROPOSED, OK*
HEIGHT MAXIMUM:	NO REQUIREMENT, *TOP OF PARAPET = 40'-0"*

BUILDING 2 3RD AVENUE

FRONT MINIMUM	10' MIN. = 10' PROPOSED, (SEC. 50-13-210***) OK***
REAR MINIMUM	30' MIN. < 50' PROPOSED, ***OK***
SIDE YARD FORMULA A:	(BUILDING DEPTH + 2 x HEIGHT)/15 = 65' + 80'/15 = 9.67' MIN.< 50' *PROPOSED, OK*
HEIGHT MAXIMUM:	NO REQUIREMENT, *TOP OF PARAPET = 40'-0"*

RECREATIONAL SPACE REQUIRED (RSR): 0.12 x 25,725 GSF = 3,087 SF MIN.
UNIT PRIVATE BALCONIES (14) x 71 SF : ***994 TOTAL SF***
RESIDENCE RECREATION SPACE: 3,087 SF MINIMUM > 994 SF (71 SF/UNIT x 14 UNITS), ***DEFICIENT 2,093 SF***
BZA VARIANCE REQUESTED

BUILDING DATA:

SUM OF 2 BUILDINGS		VIRGINIA PARK	3RD AVE
9,555 GSF	2ND FLOOR	6,825 GSF	2,730 GSF
9,555 GSF	3RD FLOOR	6,825 GSF	2,730 GSF
6,615 GSF	GRADE FLOOR	4,725 GSF	1,890 GSF
2,940 GSF	ATTACHED GARAGES	2,100 GSF	840 GSF
TOTAL 28,665 GSF	BUILDING GROSS SF	20,475 GSF	8,190 GSF
25,725 NSF	RESIDENTIAL NET SF		

LOT COVERAGE PROPOSED: 6,615 GSF/20,375 GSF = 0.32 (32%)

FLOOR AREA RATIO (FAR): 0.70 x 20,375 SF (LOT AREA) = 14,262 SF MAX < ***25,725 SF***
DEFICIENT 11,463 SF - BZA VARIANCE REQUESTED

OFF STREET PARKING: 14 UNITS x 0.75 SPACES/DWELLING UNIT= 10.50
11 SPACES MINIMUM< 18 SPACES PROVIDED

816 VIRGINIA PARK REQUIRED (R-2)= **NOTE: BUS RAPID TRANSIT ON WOODWARD AVENUE 0.34 MILES DISTANCE. SPECIAL DISTRICT ALLOWS A PARKING REDUCTION FOR THIS AREA; MINIMUM PARKING 0.75 PER DWELLING UNIT. THEREFORE-*

TOTAL PARKING REQUIRED: 11 SPACES MINIMUM

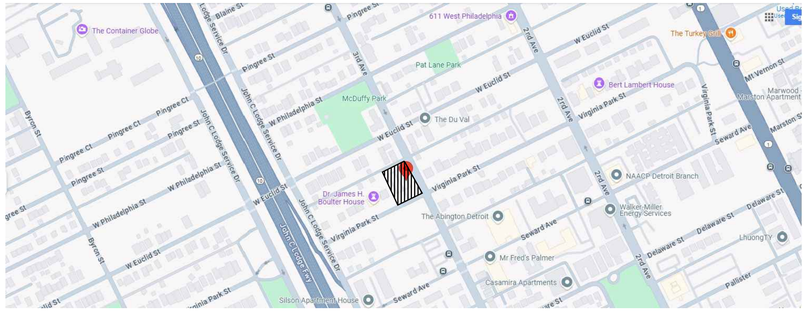
ACCESSIBLE PARKING REQUIRED: 1 SPACE REQUIRED = 1 PROVIDED (1 PER BARRIER FREE UNIT)

TOTAL PARKING PROVIDED: 14 GARAGE SPACES + 4 SURFACE CARPORT SPACES = 18 SPACES
(17 SPACES + 1 BF/ VAN ACCESSIBLE)

LOADING AREA: 0 REQUIRED PER FOR PARKING LESS THAN 25 SPACES

BUILDING CODE REVIEW

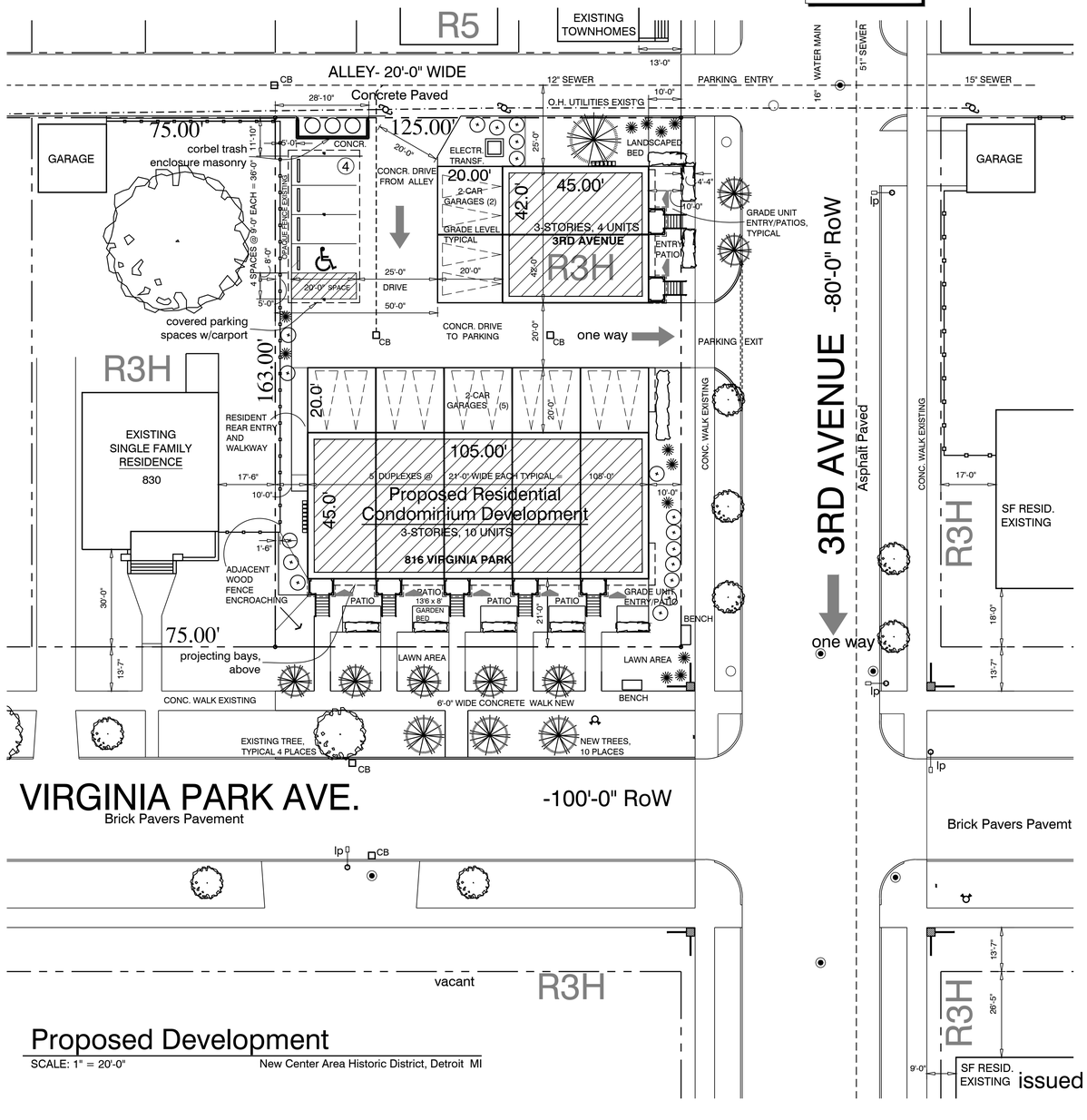
APPLICABLE CODES:	2015 MICHIGAN RESIDENTIAL CODE 2015 NFPA1 FIRE PREVENTION AND PROTECTION CODE 2019 DETROIT CITY CODE PART IV, CHAPTER 8 2015 MICHIGAN ENERGY CODE
PROPOSED USE GROUP:	RESIDENTIAL
PROPOSED OCCUPANCY:	RESIDENTIAL TWO-FAMILY



Location Map
NO SCALE

LEGEND
- COMBINED STORM/ SANITARY SEWER
- OVERHEAD ELECTR.
- WATER
- GAS
- LIGHT POLE
- UTILITY POLE
- CATCH BASIN
- FIRE HYDRANT
- PERSONHOLE
- EXISTING GRADE 112.4
- NEW GRADE 111.25

NOTE:
MATCH EXISTING GRADES WHERE NO PROPOSED GRADES ARE SHOWN



VIRGINIA PARK CONDOMINIUMS

Proposed Residential development

Proposed overall site plan

NORTH

0 10' 20' 40'
SCALE: 1"= 20'

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architecture urban planning
3105 Holbrook Street, Hamtramck, MI 48212
VM: 313.831.2844 WEB: stevenflum.com

issued for: REVISED HDC Design Review
06 May 2o25

LOOKING NORTHEAST ALONG VIRGINIA PARK

LOOKING NORTHWEST FROM VIRGINIA PARK

LOOKING SOUTHWEST ALONG 3RD AVENUE

LOOKING SOUTHEAST AT ALLEY

LOOKING SOUTH AT VIRGINIA PARK

PROPOSED RENOVATION KEY

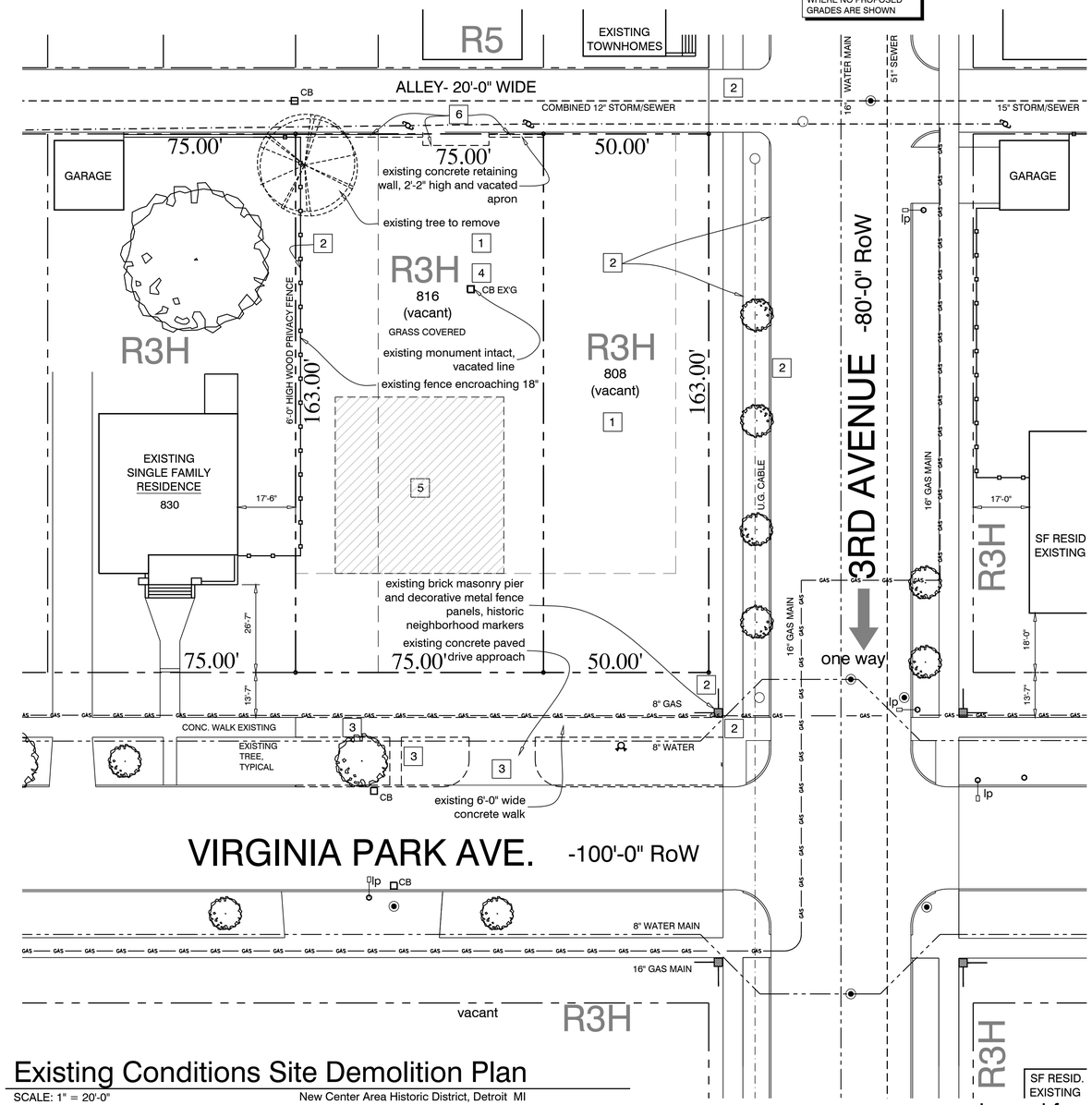
Site Demolition Notes

1. EXISTING IVY/TREES AND VEGETATION IN PLACE TO REMOVE ALONG ENTIRE SITE WITHIN PROPERTY BOUNDARY.
2. EXISTING CONDITIONS TO REMAIN.
3. REMOVE CONCRETE PAVING, RoW CURBS AND SIDEWALK AT SOUTH BOUNDARY ONLY AND CONCRETE DRIVES/CURB CUTS EXISTING AT ALL LOCATIONS SHOWN.
4. EXISTING CATCH BASIN INTACT, CROCK, TRAP AND UNDERGROUND CONNECTIONS TO REMOVE ENTIRELY. CAP AT SEWER WITHIN ALLEY PRIOR TO DEMOLITION.
5. AREA OF PREVIOUS BUILDING FOUNDATIONS POSSIBLE. ASSESS FOLLOWING SURFACE DEMOLITION.
6. EXISTING CONCRETE RETAINING KNEE WALL TO DEMOLISH ALONG ALLEY, INCLUDING FOOTINGS WITHIN PROPERTY BOUNDARY ONLY. THAT EXISTING ADJACENT WEST TO RETAIN. REMOVE FOLLOWING SITE EXCAVATION, CLEARING.

LEGEND

- COMBINED STORM/ SANITARY SEWER
- OVERHEAD ELECTR.
- WATER
- GAS
- LIGHT POLE
- UTILITY POLE
- CATCH BASIN
- FIRE HYDRANT
- PERSONHOLE
- EXISTING GRADE
- NEW GRADE

NOTE:
MATCH EXISTING GRADES WHERE NO PROPOSED GRADES ARE SHOWN



Existing Conditions Site Demolition Plan

SCALE: 1" = 20'-0"

New Center Area Historic District, Detroit MI

Virginia Park Townes LLC

808 and 816 Virginia Park Ave.
Detroit, MI 48202

VIRGINIA PARK CONDOMINIUMS

Proposed Residential development

Existing Conditions site demolition plan

NORTH

0 10' 20' 40'

SCALE: 1"= 20'

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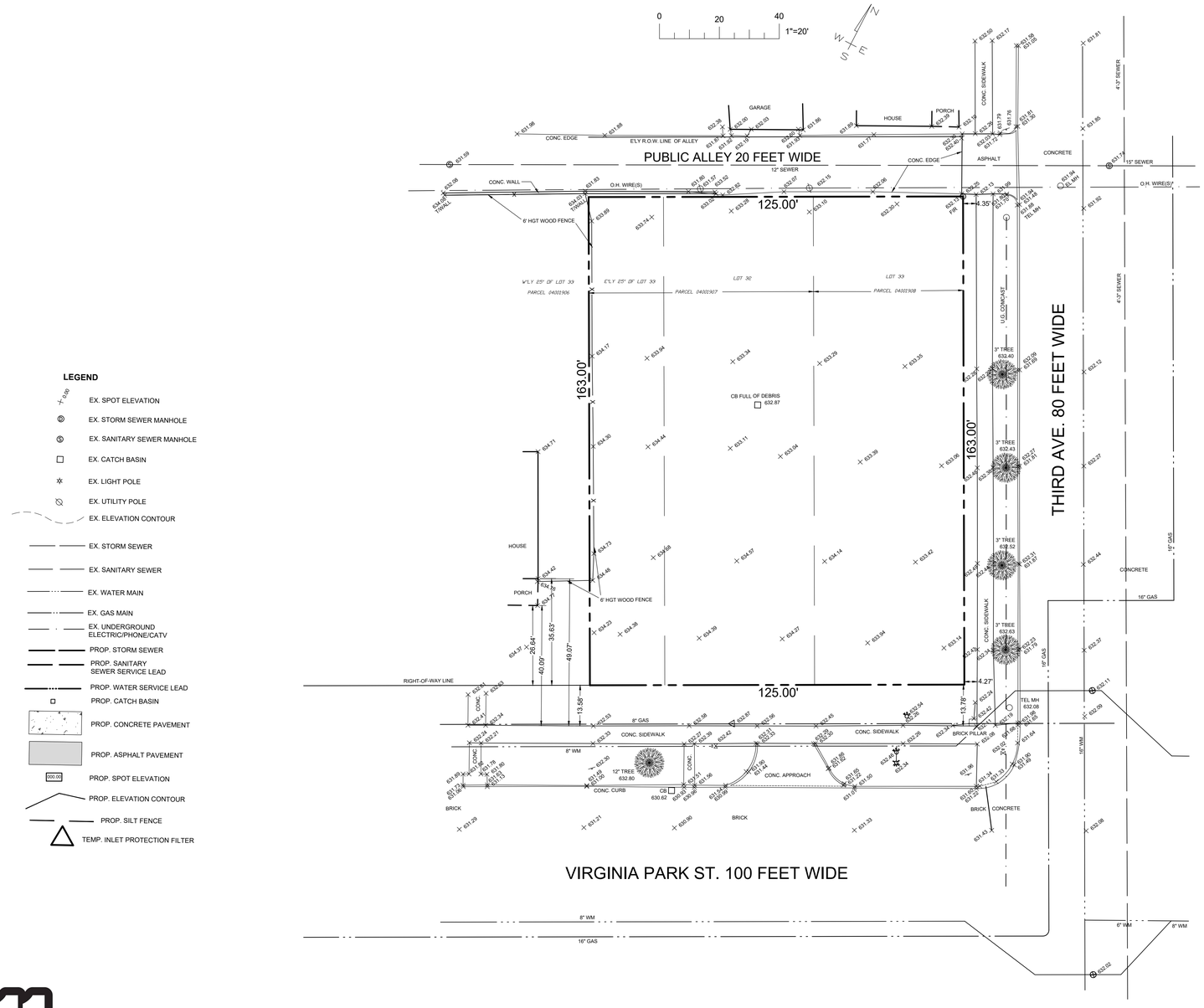
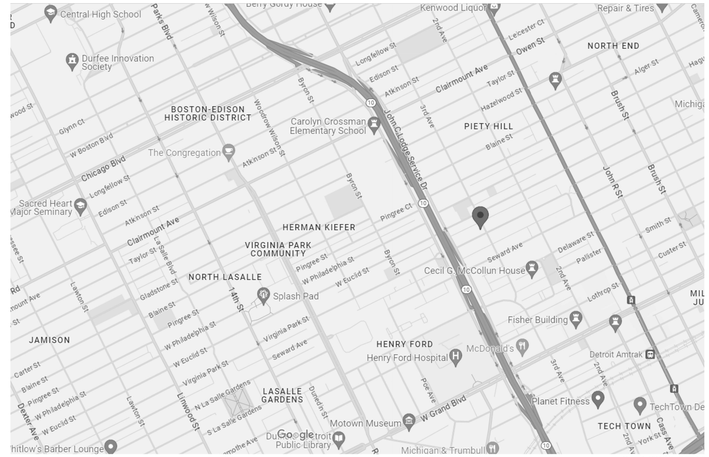


LEGEND

- EX. SPOT ELEVATION
- EX. STORM SEWER MANHOLE
- EX. SANITARY SEWER MANHOLE
- EX. CATCH BASIN
- EX. LIGHT POLE
- EX. UTILITY POLE
- EX. ELEVATION CONTOUR
- EX. STORM SEWER
- EX. SANITARY SEWER
- EX. WATER MAIN
- EX. GAS MAIN
- EX. UNDERGROUND ELECTRIC/PHONE/CATV
- PROP. STORM SEWER
- PROP. SANITARY SEWER SERVICE LEAD
- PROP. WATER SERVICE LEAD
- PROP. CATCH BASIN
- PROP. CONCRETE PAVEMENT
- PROP. ASPHALT PAVEMENT
- PROP. SPOT ELEVATION
- PROP. ELEVATION CONTOUR
- PROP. SILT FENCE
- TEMP. INLET PROTECTION FILTER



LOCATION MAP
(NO SCALE)

LEGAL DESCRIPTION *(PER CITY RECORDS)*

LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, DESCRIBED AS:
ALL OF LOTS 31 AND 32 AND THE EASTERLY 25 FEET OF LOT 33, "PEERLESS ADDITION No. 3" AS RECORDED IN LIBER 18 OF PLATS, PAGE 40, WAYNE COUNTY RECORDS

WE HEREBY CERTIFY THAT WE HAVE SURVEYED THE HEREON DESCRIBED SITE AND THAT ALL MEASUREMENTS AS SHOWN ON THE PLAN ARE CORRECT, AND THAT THERE ARE NO ENCROACHMENTS, UNLESS OTHERWISE SHOWN.

STATE OF MICHIGAN
NEAL TONNEMACHER
PROFESSIONAL SURVEYOR
No. 4001049332
LICENSED PROFESSIONAL ENGINEER

ADD UTILITY DATA
2024-08-10

811
Know what's **below.**
Call before you dig.

MASON BROWNS ASSOCIATES, LLC
CIVIL ENGINEERS & SURVEYORS
2708 BRIDLE ROAD
BLOOMFIELD HILLS, MICHIGAN 48304
(248) 425-9789 mason_brown@sbcglobal.net

PROPOSED DEVELOPMENT
PLAN OF EXISTING CONDITIONS

STEVEN C. FLUM, INC.
3105 Holbrook Avenue Hamtramck, Michigan 48212

REVISIONS:

DESIGN: ---
DRAWN: mb
CHECKED: MB

24-033.DWG
FIELD OK: net

SCALE:
1"=20'

DATE:
07-26-2024

JOB NO.
24-033

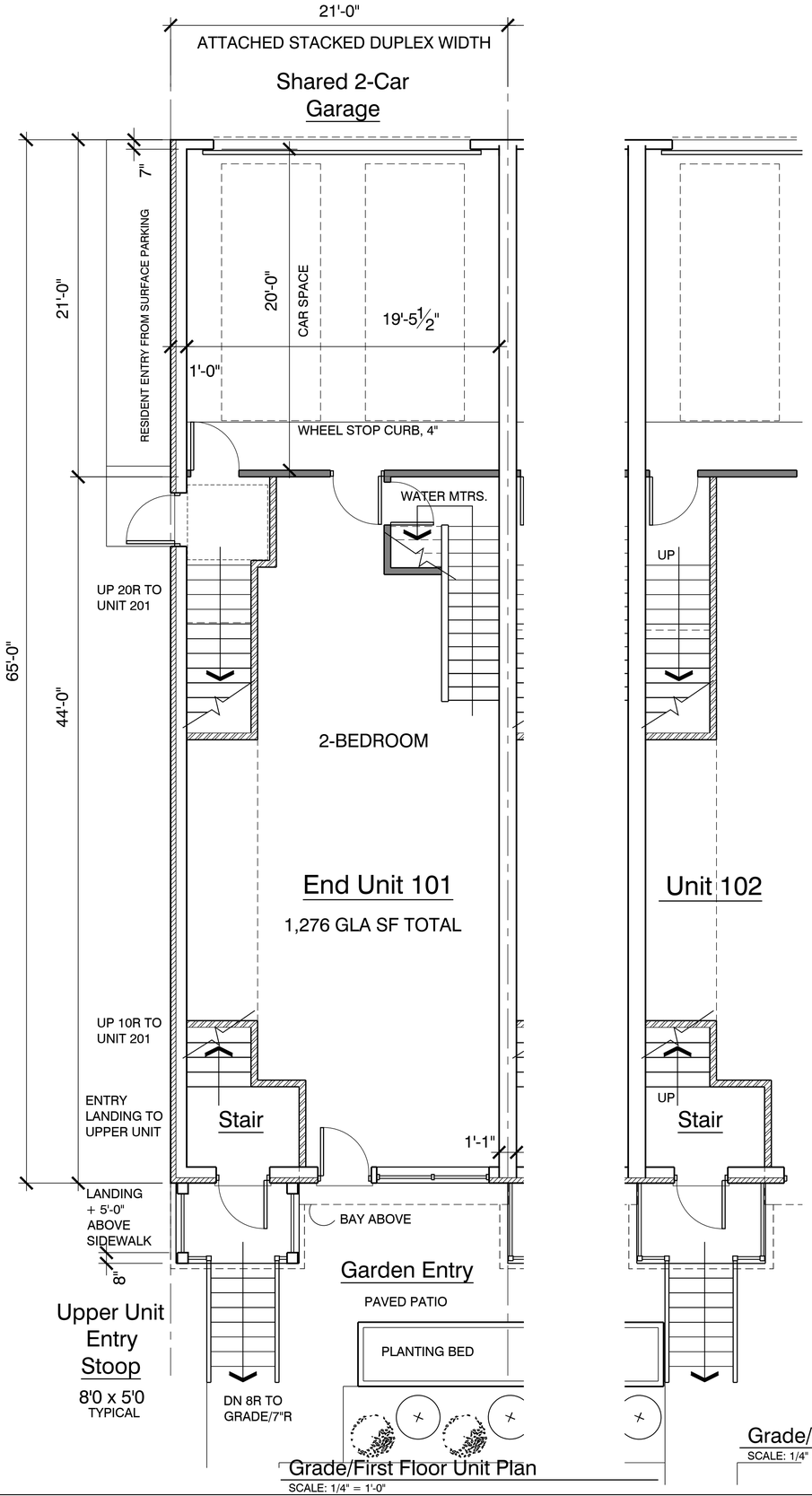
SHEET
1

Virginia Park Townes LLC
808 and 816 Virginia Park Avenue
Detroit, MI 48202

VIRGINIA PARK CONDOMINIUMS

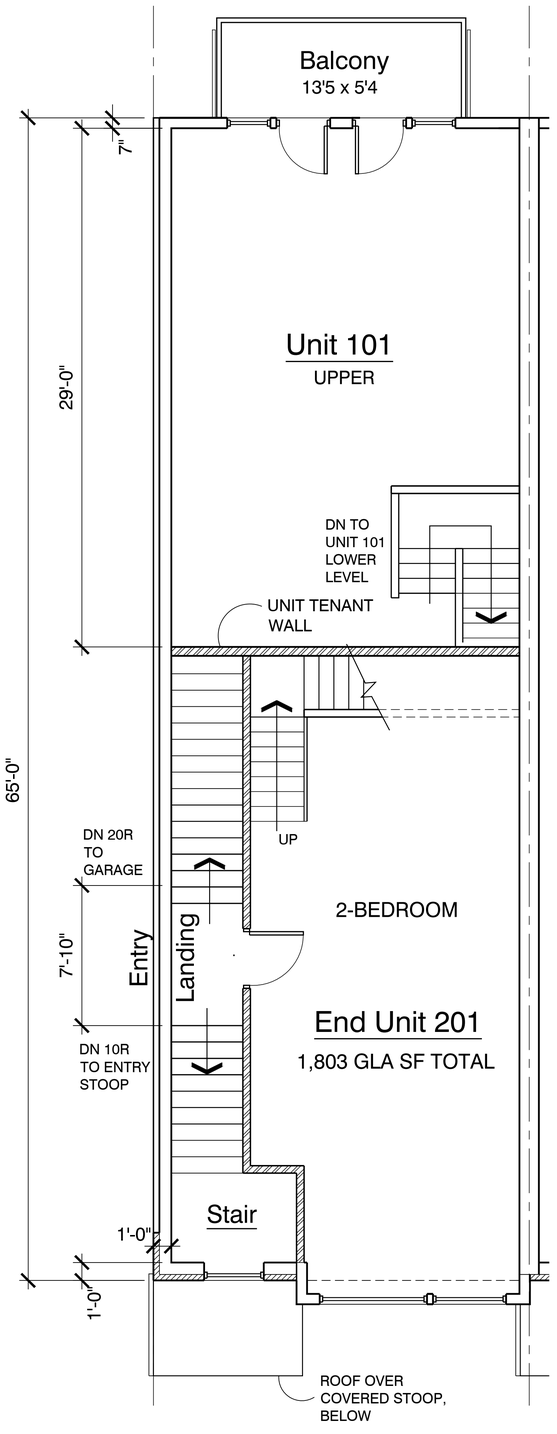
Proposed Residential development

Enlarged Proposed Unit Floor Plans

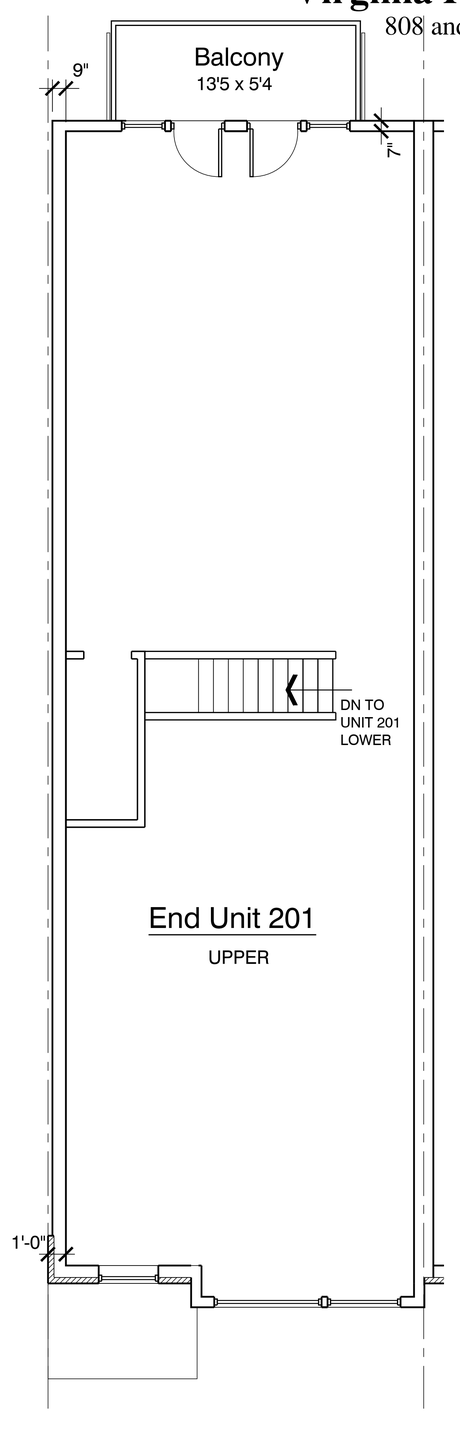


Grade/First Floor Unit Plan
SCALE: 1/4" = 1'-0"

Grade/First Floor Typical Unit Plan
SCALE: 1/4" = 1'-0"



Second Floor Plan
SCALE: 1/4" = 1'-0"



Third Floor Plan
SCALE: 1/4" = 1'-0"

NORTH

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

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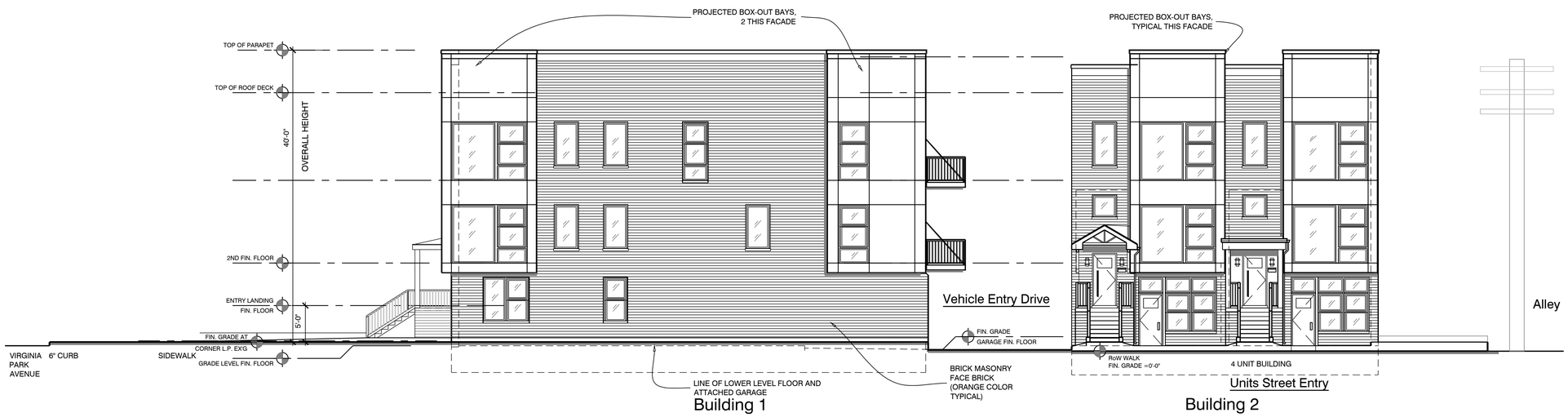
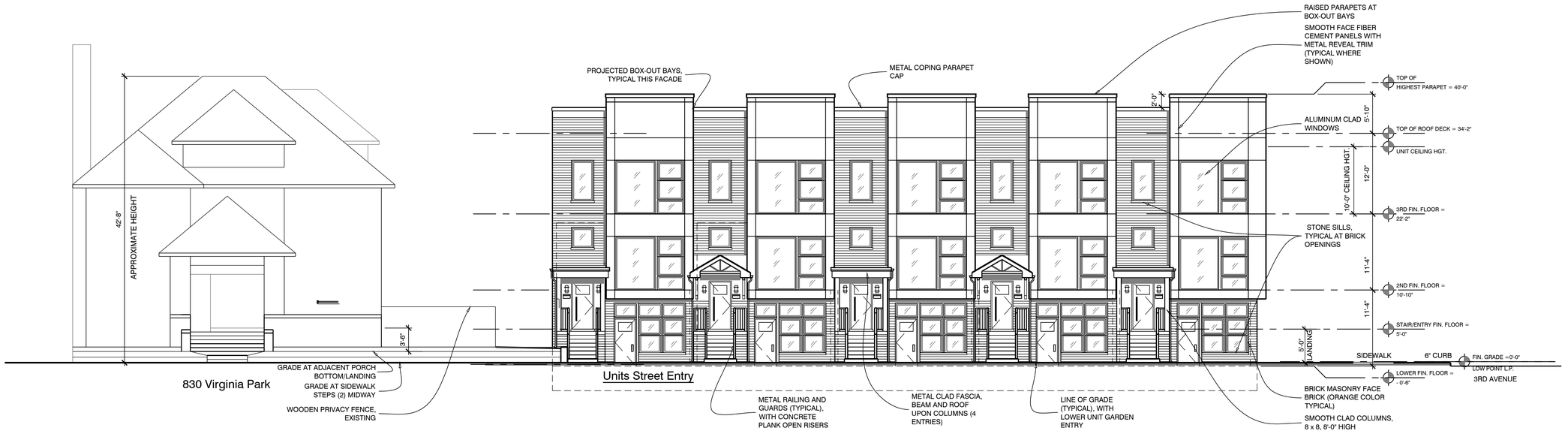
Detroit, MI 48202



Side - East Elevation
SCALE: 1/8" = 1'-0"
3RD AVENUE



Front - South Elevation - Building 1
SCALE: 1/8" = 1'-0"
VIRGINIA PARK AVENUE
10-UNIT BUILDING

VIRGINIA PARK CONDOMINIUMS

Proposed Residential development

Proposed Exterior Elevations

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

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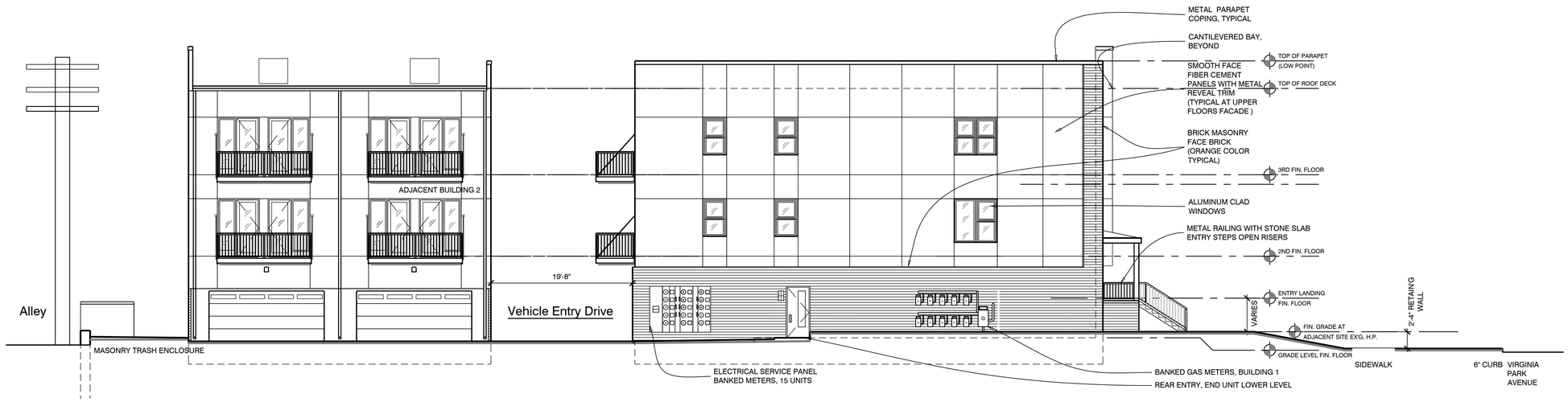

Side Building 1 - West Elevation

SCALE: 1/8" = 1'-0" 10-UNIT BUILDING

Rear Building 1- North Elevation

SCALE: 1/8" = 1'-0" 10-UNIT BUILDING

VIRGINIA PARK CONDOMINIUMS

Proposed Residential development

Proposed Exterior Elevations

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

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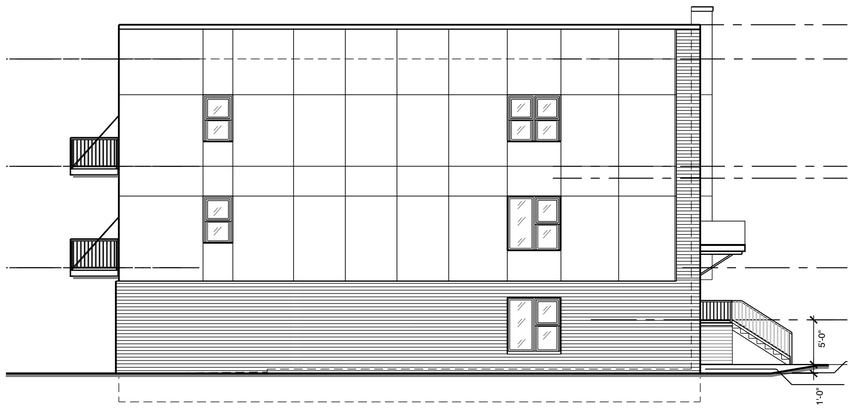
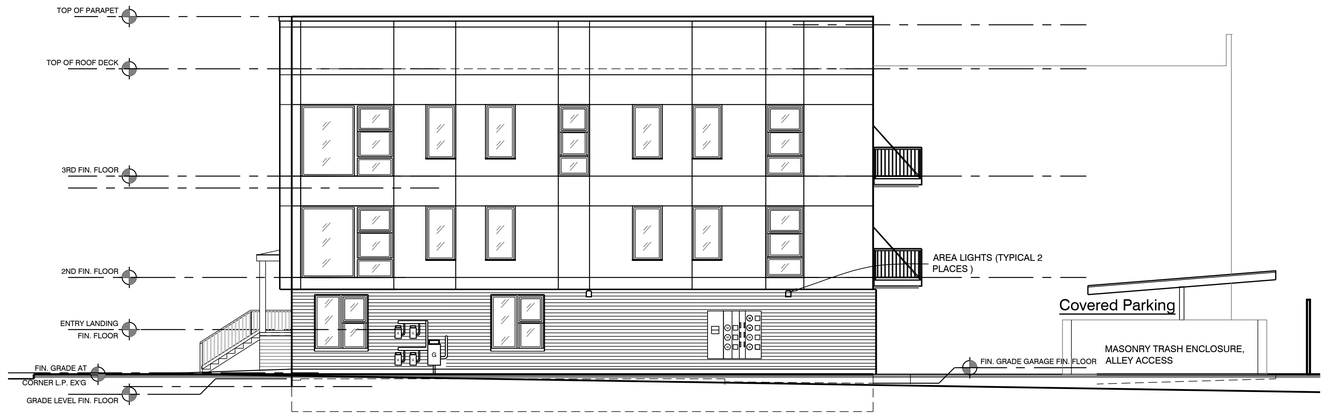


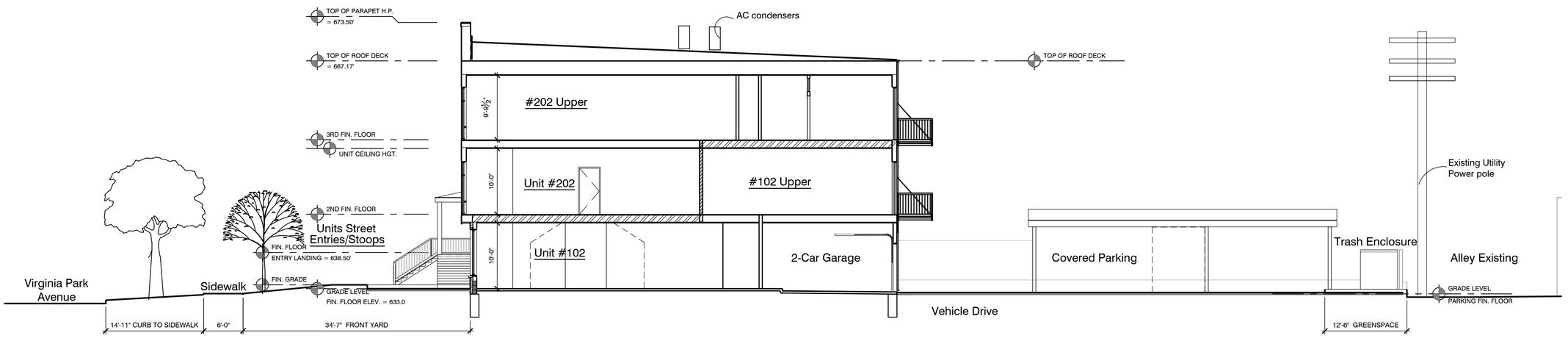
Side Building 2 - South Elevation Vehicle Drive

SCALE: 1/8" = 1'-0" 4 -UNIT BUILDING



Side Building 2 - North Alley Elevation

SCALE: 1/8" = 1'-0" 3RD AVENUE 4 -UNIT BUILDING



Building Section N/S - Looking West

SCALE: 1/8" = 1'-0" BUILDING #1, VIRGINIA PARK

VIRGINIA PARK CONDOMINIUMS

Proposed Residential development

Conceptual Building and Site Section, Elevations

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

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Exterior Building Materials and Colors

Color palette of exterior materials and colors

1. Brick with concave gray mortar joints
2. Fiber cement panels
3. Metal trim at fiber cement panels
4. Front entry metal guard and handrail
5. Aluminum gutters and downspouts
6. Windows: Pella Lifestyle Series wood /aluminum clad color: Wolf Gray
7. Front entry doors: hollow metal with windows
8. Aluminum sectional garage door with windows: 16’ wide x 8’ high
9. Rear bedroom metal suspended balcony with tension rods

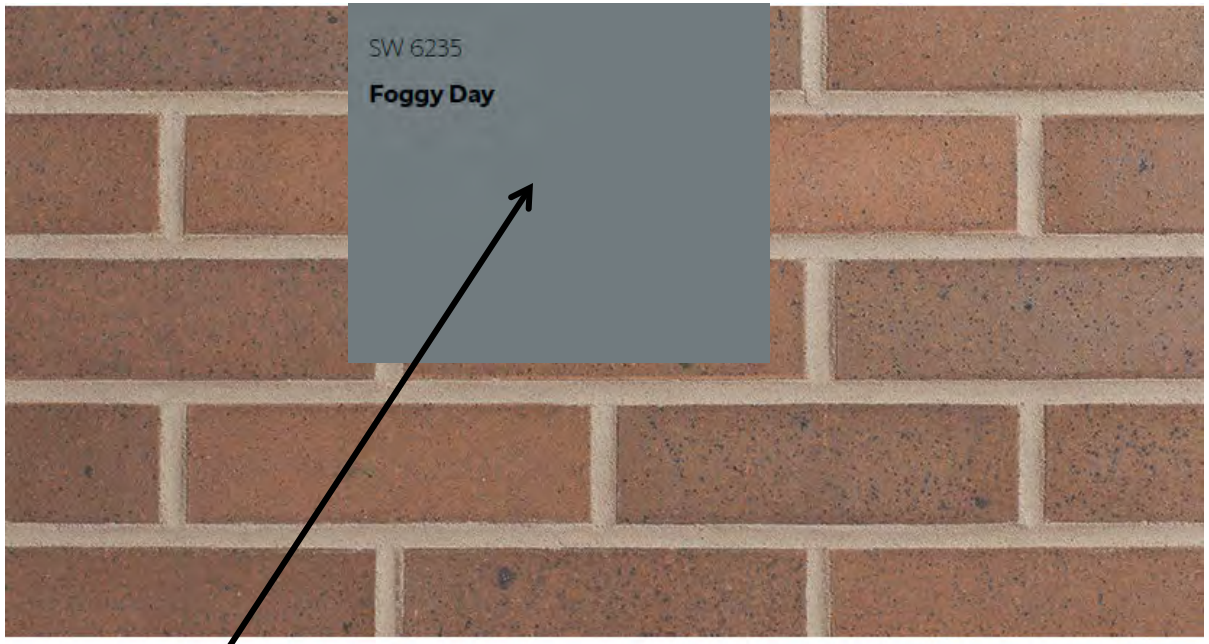
Exterior Site Materials

A. Front entry light, wall mounted
B. Front entry lighted address plate
C. Area light above garages and on façade along the alley
D. Metal car port

Bay Panel Colors

SW 7036
Accessible Beige

SW 7017
Dorian Gray



Badlands Smooth

Stoop Roof and Column Color

Brown Pella Windows
Color to match

- **Exterior doors**
- **Roof parapet cap**
- **Gutters + downspouts**

1.

Glen-Gery

Badlands Smooth

Contains Recycled Content

Save Product Compare Brick

Where To Buy Contact Us

See this on your house

Download seamless tileable image

Product Information:

Type: Facebrick

Color: Tan

Style: Extruded

Plant: Sergeant Bluff

Series: Cosmopolitan Series

Texture/Finish: Smooth

Sizes

Technical Information

General Availability	T	H	L		Brick per sq ft
Modular	3-5/8	2-1/4	7-5/8	in.	6.86
Utility	3-5/8	3-5/8	11-5/8	in.	3.00
Norman	3-5/8	2-1/4	11-5/8	in.	4.57

You May Also Like

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Building design. Streamlined.

FEBRUARY 2024

JamesHardie™

Hardie® Panel vertical siding Submittal Form 02

Submitted to: Steven Flum

Project Name: Virginia Park Townes

Submitted by:

Date:

☑ **HZ5® Product Zone** ☐ **HZ10® Product Zone**

Product Width: ☐ **4x8ft** ☐ **4x9ft** ☑ **4x10ft** ☐ **16inx12ft**

Product Finish: ☑ **Primed** ☐ **ColorPlus® Technology**

Product Texture: ☑ **Smooth** ☐ **Select Cedarmill®** ☐ **Sierra 8** ☐ **Stucco**

Hardie® Panel vertical siding Specification Sheet 02

DIVISION: 07 00 00 THERMAL AND MOISTURE PROTECTION | SECTION: 07 46 46 FIBER CEMENT SIDING

HARDIE® PANEL VERTICAL SIDING

Manufacturer

James Hardie Building Products Inc.

The products are manufactured at the following locations, with quality control inspections by ICC-ES:

- Cleburne, Texas
- Plant City, Florida
- Reno, Nevada
- Waxahachie, Texas
- Prattville, Alabama
- Peru, Illinois
- Pulaski, Virginia
- Tacoma, Washington
- Fontana, California
- Summerville, South Carolina

Compliance with the following codes

- 2006 thru 2021 International Building Code (IBC)
- 2006 thru 2021 International Residential Code (IRC)

For more information about other compliances and applicable uses, refer to the ESR-1844

Features

- Noncombustible
- Dimensionally Stable
- Resistant to damage caused by pests
- Weather Resistant-Engineered for Climate®
- Impact resistant
- Sustainable

Use

James Hardie fiber-cement panels are used as exterior wall covering. The product complies with IBC Section 1403.9 and IRC Section R703.10. The product may be used on exterior walls of buildings of Type I, II, III and IV construction (IBC).

Description

Hardie® Panel vertical siding is a single-faced, cellulose fiber-reinforced cement (fiber-cement) product. Hardie® Panel vertical siding complies with ASTM C1186, as Grade II, Type A; has a flame-spread index of 0 and a smoke-developed index of 5 when tested in accordance with ASTM E84; and is classified as noncombustible when tested in accordance with ASTM E136.

Available Sizes

Product	Width (inches)	Length (feet)	Thickness (inches)
Hardie® Panel vertical siding	48	8, 9*, 10	5/16

** Size not available in ColorPlus® Technology, primed only.*

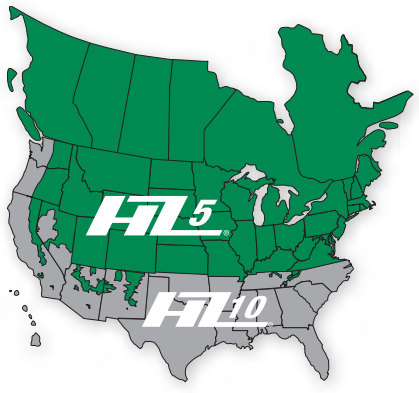
Weight: 2.40 lbs. per square foot

Texture & Finish

Hardie® Panel vertical siding comes in a variety of textures and finishes. The product is available in smooth, wood grain, Sierra 8, or stucco. Finish options are primed for field paint, or factory finished with ColorPlus® Technology. Color availability varies by region.

Engineered for Climate®

Hardie® Panel vertical siding is engineered for performance to specific weather conditions by climate zones as identified by the following map.



Performance Properties

	General Property	Test Method	Unit or Characteristic	Requirement	Result
PHYSICAL ATTRIBUTES	Dimensional Tolerances	ASTM C1185	Length	± 0.5% or ± 1/4 in	Pass
			Width	± 0.5% or ± 1/4 in	
			Thickness	± 0.04 in	
			Squareness	Δ in diagonals ≤ 1/32 in/ft of sheet length. Opposite sheet sides shall not vary in length by more than 1/32 in/ft	
			Edge Straightness	≤ 1/32 in/ft of length	
	Density, lb/ft^3	ASTM C1185		As reported	83
	Water Absorption, % by mass	ASTM C1185		As reported	36
	Water Tightness	ASTM C1185	Physical Observations	No drop formation	Pass
	Flexural Strength	ASTM C1185	Wet conditioned, psi	>1015 psi	Pass
			Equilibrium conditioned, psi	>1450 psi	
THERMAL	Thermal Conductivity	ASTM C177	(BTU/(hr·ft°F))/inch	As reported	2.07
	Actual Thermal Conductivity		(K_{eff})		6.62
	Thermal Resistance		R=1/ K_{eff}		0.48
	Actual Thermal Resistance		(R)		0.15
DURABILITY	Warm Water Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Heat/Rain Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Freeze/Thaw Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
			Mass Loss, %	≤ 3.0%	
			Freeze/Thaw, % strength retention	≥ 80%	
	UV Accelerated Weathering Test	ASTM G23	Physical Observations	No cracking, checking, or crazing	Pass
FIRE CHARACTERISTICS	Surface Burning Characteristics	ASTM E84	Flame Spread Index (FSI)		0
			Smoke Developed Index (SDI)		≤ 5
			Fuel Contributed		0
			NFPA Class		A
			Uniform Building Code Class	As reported	1
			International Building Code® class		A
	Noncombustibility	ASTM E136	Noncombustible	Pass/fail	Pass
	Fire Resistance Rated Construction	ASTM E119	Fire Resistance Rating	1-hour	Note 1

Note 1: listed on Warnock Hersey and ESR 1844

Installation

Install Hardie® Panel vertical siding in accordance with:

- Hardie® Panel vertical siding installation instructions
- ICC-ES ESR-1844
- Requirements of authorities having jurisdiction

Warranty

Hardie® Panel vertical siding: 30-year, Non-Prorated, Limited Warranty
ColorPlus® Technology: 15-year Limited Finish Warranty

Sustainable Design Contribution

- Regionally sourced content- varies by project location
- Avoidance of certain chemicals or Red List Compliance

Detailed product information for LEED projects, or other state or regional sustainability programs is available through James Hardie Technical Services.

Storage and Handling

Store flat and keep dry and covered prior to installation.

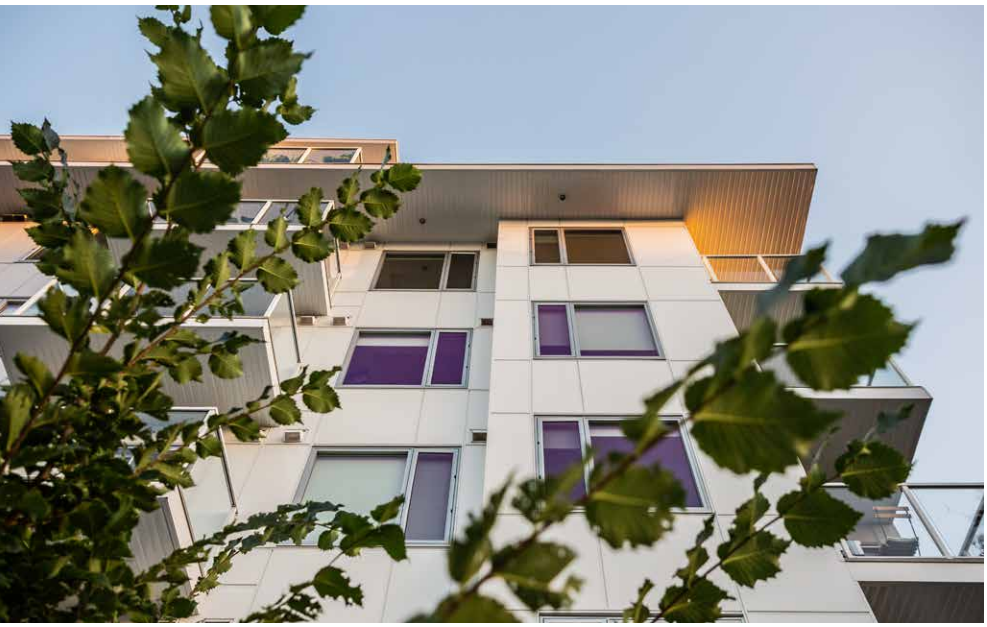
Technical Services

Contact James Hardie Technical Services online at JamesHardie.com, or by phone at (800)426-4051

EasyTrim® Reveals

THE EASY CHOICE

Bold Design. Superior Functionality.



EasyTrim Reveals® is a complete two-piece, exterior aluminum trim system compatible with the most popular lap, siding and panel options on the market. EasyTrim Reveals® is the go-to for both residential and commercial projects across North America.

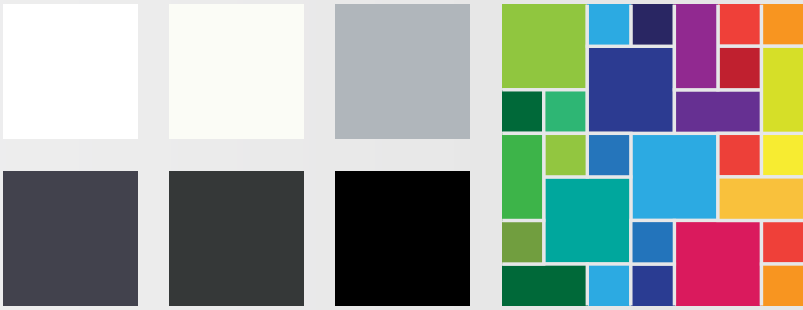
- UV / Fade Resistant
- Full-Edge Protection
- Anti-Corrosive
- Maintenance Free
- Moisture Management
- No-Sharp Edges

The Easiest Choice to Make

More than just a trim solution, EasyTrim Reveals® significantly reduces installation time and enhances the building's exterior performance, minimizing the need for ongoing maintenance. Our Fit and Finish™ system features overlapping trims that protect siding from moisture and harsh elements. This design not only preserves the aesthetics but also extends the life of your building exterior, making EasyTrim Reveals® the smart choice for long-lasting quality.

Multiple Colors and Finishes to Choose from

Full selection of color options available on our website.



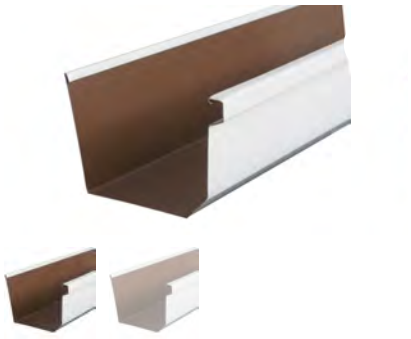
Visit our website to engage with a representative or to find out more about our two-piece trim system:

+1 877 973 8746
info@engagebp.com
engagebp.com/easytrim

ENGAGE BUILDING PRODUCTS™

Powder Perfect Exteriors

8″ Aluminum Box Gutter



$6.50

Minimum order 20′. Our 8″ x .040″ Aluminum Box Gutter can be shipped in lengths of 6, 10, 15 and 19 feet. Gutter can also be shipped at 20 & 26 foot lengths, but is considered and rated as excessive length by freight companies. (6′ maximum lengths shipped via UPS)

Available in low gloss white, almond, dark bronze, and royal brown (see Aluminum Color Chart below).

*Price shown is **per foot**, please enter the **total number of feet needed** in the Quantity box. IMPORTANT: When you're checking out, you'll have the opportunity to specify the quantity of each length of gutter you need. You'll enter this info in the "Order Notes" box at checkout.*

Gutter orders LONGER than 6′ will be shipped via truck and subject to a MINIMUM shipping fee of $150.00

One to five pieces of gutter can be sent UPS in 6′ sections. UPS charges will run in the $100 range. Please indicate in the "Order Notes" area at checkout whether you want a UPS or freight quote.

Each gutter and downspout order is unique at Classic Gutter Systems. Once you've placed your order on this website, you'll be contacted within 48 hours with a complete, detailed quote including packaging and shipping costs.

Color

Choose an option

- 1 + Add to cart

Categories: 8" Box Gutter & Accessories, Bulky SKU: N/A

Tag: Gutter Systems

4″ x .024 Aluminum Corrugated Round Downspout, Select Colors

We recommend corrugated downspout for areas of the country that experience snow and ice. Corrugation allows for expansion in the event of ice build-up in the downspout, and also helps hide nicks and dents from daily exposure.

Note: Select Color corrugated aluminum downspout, shown here in Grecian Green, is priced the same per 10-foot length as our Standard Colors (see Aluminum Color Chart below).

Due to the machine setup required to produce Select Color Corrugated Downspout and Elbows, there is a $100.00 up charge (one up charge per color, per order).

Downspout sections are available in 10′ pre-cut lengths. Each box holds 60 ft. of 4″ downspout. Don't forget to order additional downspout for elbow offsets and future repairs.

You will need to reduce the size of the opening on the elbows and downspout.

Downspout orders LONGER than 6′ will be shipped via truck and subject to a MINIMUM shipping fee of $150.00

One to three pieces of downspout can be sent UPS. The 10′ downspout will be cut into 6′ & 4′ sections. UPS charges will run in the $100 range. Please indicate in the "Order Notes" area at checkout whether you want a UPS or freight quote.

To order Corrugated Select Color Downspout, please call us at 269.665.2700.

Categories: 4" Round Downspout, Round Downspout SKU: DS4SC

Tag: Downspout Systems

Description Additional information

Pella® Lifestyle Series

Clad/Wood

7.

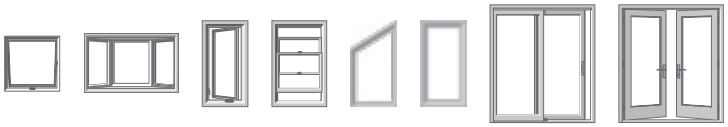
#1 performing wood window and patio door for the combination of energy, sound and value.[1]

Triple-pane casement

Dual-pane casement

- **Performance redefined**
  You don't have to compromise on any aspect of performance. Available performance solutions offer an unbeatable combination of energy efficiency, sound control and value.[1]
- **ENERGY STAR® certified[2]**
  Pella products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Pella Lifestyle Series products with triple-pane glass have been awarded ENERGY STAR Most Efficient Mark in 2023.
- **Enhanced sound control**
  Our patented, triple-pane design with Advanced Low-E glass allows for mixed glass thickness for enhanced sound dampening resulting in an average 52% noise reduction versus single-pane windows.[3]
- **Popular features and options**
  Low-maintenance aluminum-clad exteriors. Factory prefinish with a choice of several paints and stains, or choose primed or unfinished. Several grille types and patterns and high-transparency screens are also available.
- **Intentional design for improved durability**
  Intentional jamb/sill design helps seal the end grain of the wood and elevates it off the rough opening, reducing the potential for moisture.
- **Durable 3-way corner joint**
  Three-way corner joints are made up of mortise-and-tenon, metal fasteners and commercial adhesive for added strength and durability.
- **Low-maintenance exteriors**
  Aluminum-clad exteriors with EnduraClad® finish resists fading and chalking. It is applied in an overlapping fashion for exceptional protection.
- **Exclusive wood protection**
  Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly. It provides advanced protection against the effects of moisture, decay, stains from mold and mildew — as well as termite damage.
- **Best limited lifetime warranty[4]**
  Pella Lifestyle Series products are covered by the best limited lifetime warranty in the industry for wood windows and patio doors.[4]
- **Testing beyond requirements**
  At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

Available in these window and patio door styles:[5]

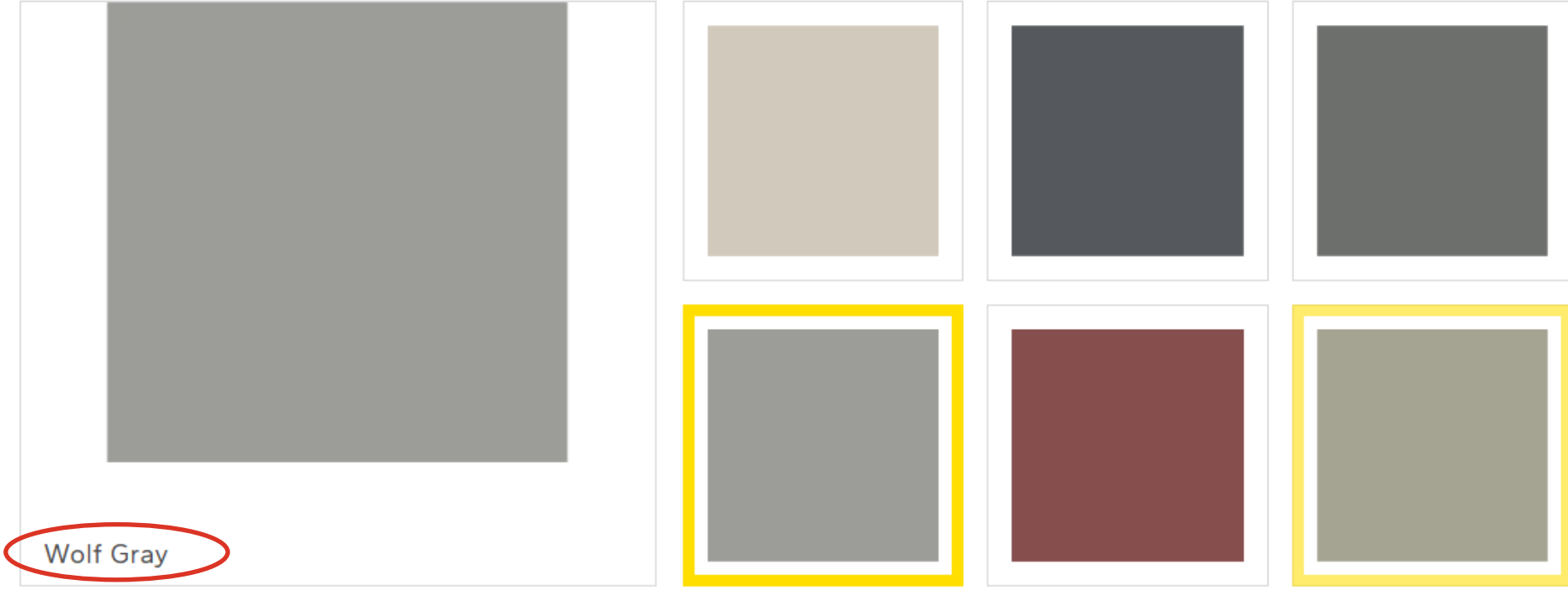


Special shape windows also available.

[1,2,3,4,5] See back cover for disclosures.

EXTRUDED ALUMINUM-CLAD EXTERIORS

For exceptional durability, Pella Reserve products are available with extruded aluminum-clad exteriors. Choose from a wide variety of exterior colors or create a custom color to match your design. Low-maintenance EnduraClad exterior finish provides long-lasting beauty. EnduraClad Plus is also available.



Date	1/21/2025

Style Option = TS81RCL-FF

Steel Single

Impact Rating : None
Call Width : 3'0"
Call Height : 8'0"
Door Collection : Traditions Steel
Line : Pulse
Glass Shape : Pulse Linea
Style Shape : Pulse 8' Linea Offset Right
Glass Type : Clear Glass
Glass Design : Clear
Grille Pattern : None
Grille Style : None
Low-E? : No
Caming : None
Frame Profile : Flat Profile
Door Prefinish : Paint 1 Color
Door Paint Color : Granite
Jamb Prefinish : Paint 1 Color
Jamb Paint Color : Granite
Hardware : No Hardware
Would you like to include a storm door? : No

Insulated Steel Garage Doors

THERMACORE® COLLECTION - MODELS 5720, 5740 & 5760

VIEW FULL GALLERY

Thermacore® Collection insulated steel doors are the ideal choice for premium construction and maximum thermal efficiency. This series of doors feature construction of steel-polyurethane-steel as well as between-section seals with thermal breaks to reduce air infiltration. With several panel designs to choose [illegible]hese doors offer design flexibility, durability and thermal efficiency that will help keep your home [illegible]rtable in cold or hot climates.

Thermacore® Collection premium insulated garage doors deliver maximum thermal efficiency and design flexibility.

Learn more about our new Artisan Wood Grain™ finish options!

DOORDREAMER™: VIEW THIS DOOR ON YOUR HOME

REQUEST A QUOTE **FIND A DISTRIBUTOR**

Overview | Garage Door Designs | Colors | Windows & Hardware | Documents

Construction

Product Specifications

5 Panel Options Available	Standard, Flush, Long, Microgroove, Vertical Short and Vertical Lo
Thermacore® Construction	Provides a continuous layer of foamed-in-place, CFC-free polyuret door insulation sandwiched between two layers of corrosion-resis maximum thermal efficiency
Polyurethane Garage Door Insulation	Provides thermal efficiency U-factor* of .20 (9.31 R-value**): Model 5720 U-factor* of .15 (12.76 R-value**): Model 5740 U-factor* of .10 (17.5 R-value**): Model 5760
Multiple Surface Options	Embossed wood grain, microgroove wave pattern and smooth
Steel Backing	For clean, finished interior appearance
Durable Finish	Hot-dipped galvanized steel with two coats of baked-on polyester

Product Specifications

In-between Section Seals	Seals provide superior resistance to the elements
Bulb-type Bottom Weatherseal	Guards against wind and rain while providing a cushion when closi
Wind Load	Our WindStorm™ wind load rated system is available on selected p regulations for a variety of wind speeds, ensuring your door is built varying wind conditions, including hurricane-force winds, and mee stringent local building codes.

**U-factor values are independently tested and verified per ANSI/DASMA 105.*

***Overhead Door™ Brand uses a calculated door section R-value for our insulated doors.*

Overhead Door™ Brand participates in the DASMA Thermal Performance Verification Program. The program verifies the thermal performance of sectional doors. The lower the U-factor rating, the better the thermal performance.

Symbol indicates verified U-factor rating in accordance with the DASMA Thermal Performance Verification Program.

Warranty

- 20-year limited warranty on Models 5720
- Limited lifetime warranty on door Models 5740 and Model 5760

Residential garage door and opener system limited warranty

- (when purchased together) - features 3 year on components (see warranty for details)

Thermacore® Collection premium insulated garage doors deliver maximum thermal efficiency and design flexibility.

Learn more about our new Artisan Wood Grain™ finish options!

DOORDREAMER™: VIEW THIS DOOR ON YOUR HOME

REQUEST A QUOTE

FIND A DISTRIBUTOR

FIND A DISTRIBUTOR

Color

Painted Finishes

White


Almond


Desert Tan


Sandstone


Brown


Terra Bronze


Forest Geen


Gray


Black

Standard Balconies

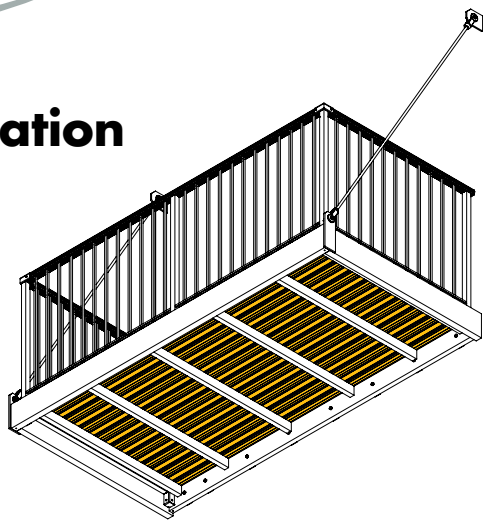
We fabricate our standard alumiLAST® balconies using aluminum tube construction. We can combine these balconies with our aluminum decking or composite decking. These balconies feature welded aluminum railing supports with a variety of panels, and we deliver it to your site with the decking already installed and the railing and panels or pickets cut to fit and ready for easy installation.

These all-aluminum balconies usually attach to the building with lag bolts and threaded rods. However, alternative designs such as cantilevering, bolt-on or attaching with only knifeplates are possible. We match the attachment technique to meet your plan requirements.

Product Description

ENDURABLE® Building Products

alumiLAST® Decking General Information



PRODUCT DESCRIPTION

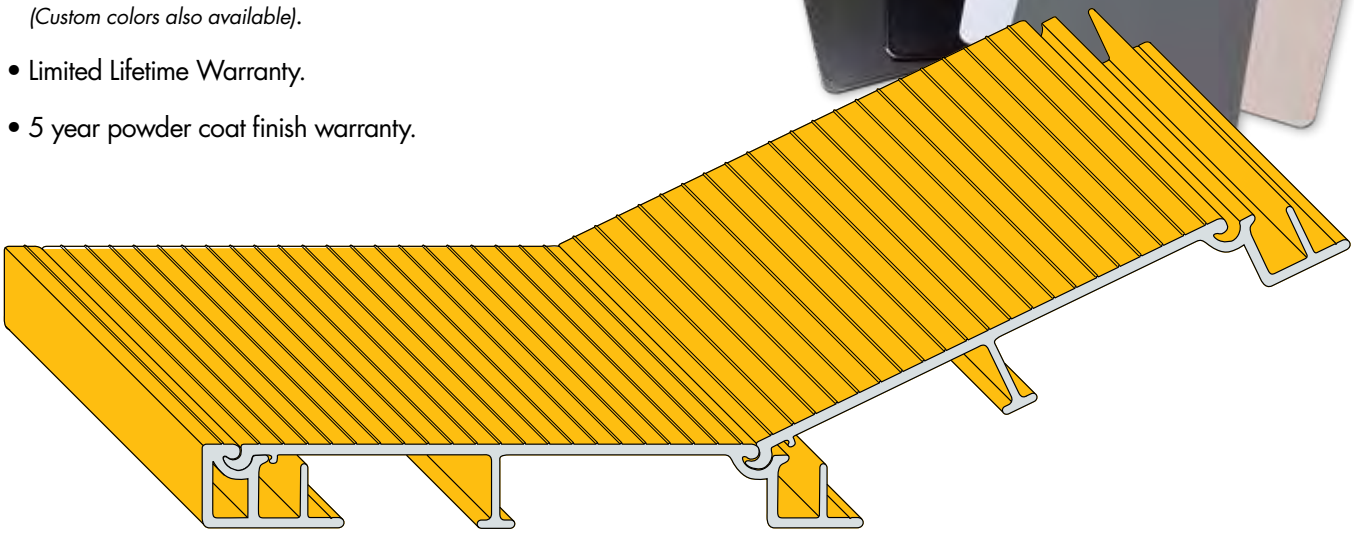
Endurable Building Products, the manufacturer of alumiLAST® deck and balcony frames, introduces alumiLAST® Decking, a line of powder coated aluminum decking. alumiLAST® decking features interlocking boards designed to be virtually watertight, and with the addition of a custom gasket, the boards can be completely watertight. Custom engineered starter strips and edge trim pieces are also available.

alumiLAST® DECKING FEATURES AND BENEFITS

Non-slip textured powder coat finish.

- Light weight. Boards weigh approximately 1 pound per foot.
- Low maintenance. Boards will not crack or split.
- Non-combustible. Aluminum will not burn.
- Five standard colors: Bronze, Black, Light Gray,Storm Gray & Wheat *(Custom colors also available)*.
- Limited Lifetime Warranty.
- 5 year powder coat finish warranty.

DECKING STANDARD COLORS



6500 Shingle Creek Parkway • Brooklyn Center, MN 55430

800.933.2060 www.endurable.com

PROGRESS LIGHTING™

Project:

Fixture Type:

Location:

Contact:

Z-1080 LED

Wall Mounted Vertical Only • Wet Location Listed PROGRESS LED

Description:

Transform the mundane everyday with the sophisticated styling of this LED outdoor sconce. A smooth, elongated frame with a black finish dominates the design and exudes a modern attitude perfect for indoor or outdoor spaces. A beautiful, acrylic shade stretches into a rectangular form, held in place by simple metal bars at each end for a picture-perfect finish. Vertical mount only.

Specifications:

- White acrylic Diffuser
- A beautiful, acrylic shade stretches into a rectangular form, held in place by simple metal bars at each end for a picture-perfect finish.
- A smooth, elongated frame with a black finish dominates the design and exudes a modern attitude perfect for indoor or outdoor spaces.
- Transform the mundane everyday with the sophisticated styling of this LED outdoor sconce.
- Ideal for any foyer, bedroom, entryway, porch, or patio.
- Perfect for transitional, modern, or contemporary settings.
- Measures 5-inch width by 13-inch height.
- Uses one integrated LED (11w max).
- Compatible with many Triac/ELV dimmers (see dimming controls)
- Includes installation instructions and mounting hardware.
- Progress Lighting products are designed for exceptional quality, reliability, and functionality.
- Dimmable to 10% brightness (See Dimming Notes)
- Canopy covers a standard 4" recessed outlet box: 4.75 in W., 12.5 in ht., 1.875 in depth
- Mounting backplate for outlet box included
- 6 in of wire supplied
- Americans With Disabilities Act (ADA) compliant

Performance:

Number of Modules	1
Input Power	11 W
Input Voltage	120 V
Input Frequency	60 Hz
Lumens/LPW (Delivered)	415/37 (LM-79)
CCT	3000 K
CRI	90 CRI
Life (hours)	54000 (L70/TM-21)
EMI/RFI	FCC Title 47, Part 15, Class B
Warranty	5-year Limited Warranty
Labels	cCSAus Wet Location Listed
	ENERGY STAR® qualified
	Meets California Title 24 JA8-2016

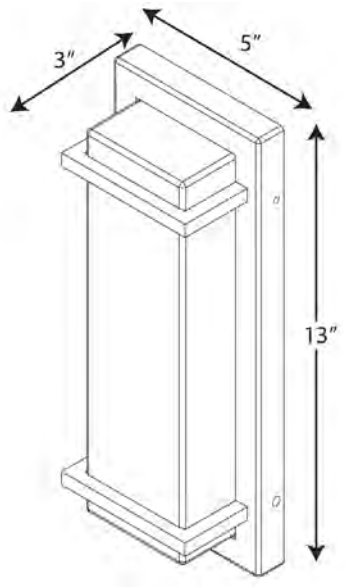
P560210-031-30

A.

Dimensions:

Width: 5 in
Height: 13 in
Depth: 3 in
H/CTR: 6-1/2 in

White acrylic Diffuser
Width: 4-1/8 in
Height: 12-1/8 in



PROGRESS LIGHTING™

Z-1080 LED

Wall Mounted Vertical Only • Wet Location Listed PROGRESS LED ENERGY STAR

P560210-031-30

Dimming Notes:

P560210-031-30 is designed to be compatible with many Triac/ELV controls.

The following is a partial list of known compatible dimmer controls.

Dimming Controls:

Leviton IPI06-1LZ
Leviton 6674
Lutron NTEVL-300
Lutron DVELV-300P
Lutron AYCL-153P

Dimming capabilities will vary depending on the dimmer control, load, and circuit installation.
Always refer to dimmer manufacturer instructions or a controls specialist for specific requirements.
Dimmer control brand names where identified above are trade names or registered trademarks of each respective company.

Shipping to: **Ashburn, VA**

B.

Maxim 13" Wide LED Outdoor Address Light

Model: 53610BZ | Item: bci3711150

from the Address Collection

★★★★★ (1)

$60.00

Finish: Bronze - 1091 In Stock

Bronze

Free Shipping!

Leaves the Warehouse in 1 to 2 business days - Shipping to 20147

Customers Also Viewed

Kichler 43800LED
$88.95

Maxim 53651
$78.00

Maxim 53650
$74.00

Details

Make your home safer, more secure, and welcoming by providing your guests with an illuminated address light. Create an inviting entrance and make it easier for deliveries, our LED address light is available in your choice of Black, Bronze, or White with number tiles sold separately.

Features:

- For use with Maxim address numbers (not included)
- Durable aluminum construction
- ADA and Title 24 compliant
- Dark Sky approved
- cETLus rated for wet locations
- Covered under Maxim's 5 year manufacturer warranty

Dimensions:

- Height: 7"
- Width: 12-1/2"
- Extension: 2-1/4"
- Product Weight: 1.21 lbs
- Wire Length: 6"

Electrical Specifications:

- Wattage: 3W
- Lumens: 160
- Color Temperature: 3000K
- Color Rendering Index (CRI): 80
- Average Hours: 25000

Additional Maxim Links

- View the Manufacturer Warranty
- Browse all Maxim Products
- Maxim Address Collection

Manufacturer Resources

PDF Specification Sheet

Dimensions and Measurements

Extension	2.25 in.
Height	7 in.
Nominal Height	7 in.
Nominal Width	13 in.
Product Weight	1.21 lbs.
Width	12.5 in.
Wire Length	6 in.

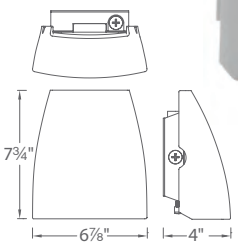
Included Components

Bulb Included	Yes

FIN - model: WP-LED1

Endurance Wallpack

WAC LIGHTING
Responsible Lighting®



ENERGY STAR DLC IP66, WET

Fixture Type: AREA LIGHT C.

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

Die cast aluminum factory sealed housings with patent pending design for a water and dust proof IP66 rated outdoor luminaire

FEATURES

- Factory-Sealed LED Light Engine
- 20° Forward Throw Illumination
- Photo/Motion Sensor Compatible (Sold Separately)
- Built-in Level For Easy Adjustment
- Suitable to install in all directions
- Multi-Function Dimming: ELV (120V) or 0-10V
- 85 CRI
- 100,000 hour rated life

SPECIFICATIONS

Construction: Die-cast aluminum

Power: Integral driver in luminaire. Universal voltage input (120V-277V)

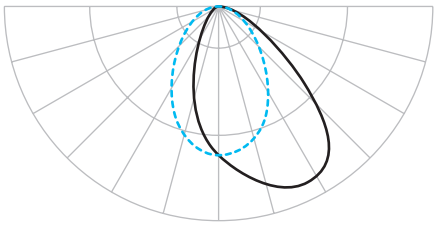
Dimming: 100% - 30% with 0 - 10V dimmer (120V - 277V)

100% - 15% with Electronic Low Voltage (ELV) dimmer (120V only)

Finish: Powder coated Bronze, Graphite, and White

Standards: Energy Star®, DLC Listed, IP66, Wet Location, ETL & cETL Listed

PHOTOMETRY



ORDER NUMBER

		Power	Comparable	Delivered Lumens 3000K	Delivered Lumens 5000K	Color Temp		Finish	
	**WP-LED119**	*19W*	*39W HID*	*1390*	*1460*	**30**	*3000K*	**BZ**	*Bronze*
	WP-LED127	*27W*	*70W HID*	*2075*	*2135*	**50**	*5000K*	**GH**	*Graphite*
	WP-LED135	*35W*	*100W HID*	*2750*	*2825*			**WT**	*White*

[ ] – [ ] – [ ]

Example: **WP-LED119-50-BZ**

ACCESSORIES

	*Motion Sensor (120V)*	**MS-120-BZ**	*Bronze*
		MS-120-GY	*Gray*
		MS-120-WT	*White*
	*Photo Sensor (120V)*	**PC-120-BZ**	*Bronze*
		PC-120-GY	*Gray*
		PC-120-WT	*White*

WAC Lighting
www.waclighting.com
Phone (800) 526.2588 • Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive • Port Washington, NY 11050
Phone (516) 515.5000 • Fax (516) 515.5050

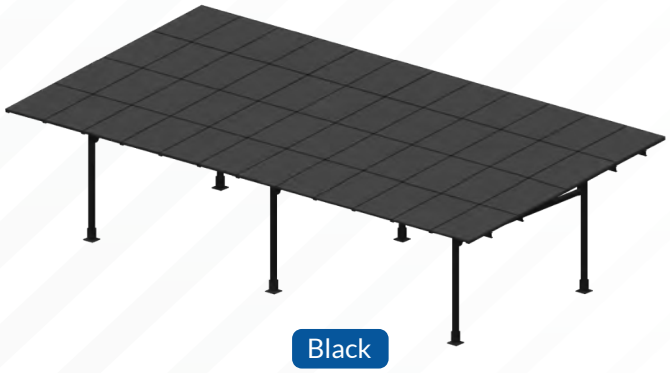
Western Distribution Center
1750 Archibald Avenue • Ontario, CA 91760
Phone (800) 526.2588 • Fax (800) 526.2585

E.

www.chikousa.com

PREMIER STEEL 4-CAR CARPORT/GAZEBO

The ChikoUSA Premier Steel 4-Car Carport / Gazebo is the most cost effective solar canopy solution in the market today! This elegant structure is designed with a beam and column configuration resulting in superior strength. Ease and speed of install are two important design benefits. This structure can accommodate a variety of panel sizes and configurations. The steel coating of Zinc-Aluminum-Magnesium (Zn-Al-Mg) or ZAM provides the best In class protection while delivering superior corrosion resistance.



Black

Silver

Side Profile

PRODUCT LINE

Item	Product Name
CK-QLCP-STEEL	Premier Steel 4-Car Carport/Gazebo

TECHNICAL DATA

Main Material	: S350 Steel Zinc Aluminum Magnesium (Zn-Al-Mg) Coated
Wind Velocity	: Up to 115MPH
Snow Load	: Up to 15 PSF
Tilt angle	: 5 Degrees
Module Orientation	: Landscape & Portrait
Foundation	: 3 Footer Options
Waterproof	: Optional
Module Type	: 60, 72 Cell & Large Format

ADVANTAGES

- Beautiful
- Easy installation
- Zinc Aluminum Magnesium (Zn-Al-Mg) Coated
- Anti-corrosion and anti-rust

FOOTER OPTIONS

Pier
Pad
Spread

WARRANTY

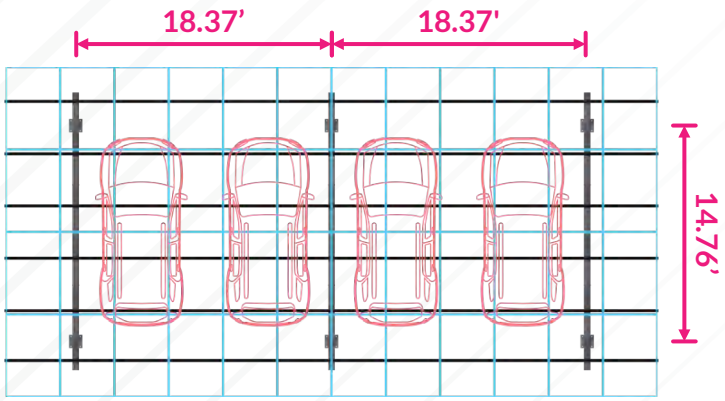
COMPONENT LIST

Material	QTY
Column	04
M-Rail	07
C-Channel	06
Column Base	04

UL 2703

ETL LISTED US
Intertek
Conforms to UL STD NO.2703

C PTL US
CERTIFIED



Overhead

Final Design can vary depending on Module Size, Orientation, Wind & Snow Load, and Seismic Requirements

www.chikousa.com

101 East Baseline Road Buckeye, AZ 85326

Tel : 1-800-948-5390
Email : info@chikousa.com

Virginia Park Townes LLC

808 and 816 Virginia Park Ave.
Detroit, MI 48202

PROJECT SCOPE OF WORK:

NEW CONSTRUCTION OF 14-UNIT RESIDENTIAL GROUPED TWO-FAMILY DEVELOPMENT AT 808/816 VIRGINIA PARK WITHIN THE NEW CENTER AREA HISTORIC DISTRICT. VACANT LOTS TO BE COMBINED PROPERTIES, *816 VIRGINIA PARK*- AS PROPOSED DEVELOPMENT. PARKING WILL BE ENCLOSED WITHIN SHARED 2-CAR GARAGES ON GRADE LEVEL AND COVERED SURFACE SPACES ON SITE. THE DEVELOPMENT CONSISTS OF (2) INDIVIDUAL BUILDING STRUCTURES UPON ONE SITE. THREE-STORY RESIDENTIAL BUILDINGS ARE WOOD FRAME CONSTRUCTION. EACH FRONT BUILDING ENTRY WILL ACCESS INDIVIDUAL DWELLING UNITS. SITE WORK CONSISTS OF NEW WALKWAYS, CONCRETE DRIVE, TRASH ENCLOSURE AND LANDSCAPING.

LEGAL DESCRIPTION

816 VIRGINIA PARK =
ALL OF LOT 32 AND A PORTION OF LOT 31, 25 FEET EAST OF NORTH VIRGINIA PARK OF "PEERLESS ADDITION NO. 3 SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 18, PAGE 40 OF PLATS, WAYNE COUNTY RECORDS 4/80. DESCRIBED AS THE WEST LINE OF 3RD AVENUE 75' X 163'.

PARCEL #04001907 **VIRGINIA PARK TOWNES**

808 VIRGINIA PARK =
LOT 33, NORTH VIRGINIA PARK OF "PEERLESS ADDITION NO. 3 SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 18, PAGE 40 OF PLATS, WAYNE COUNTY RECORDS 4/80. DESCRIBED AS THE WEST LINE OF 3RD AVENUE 50' X 163'.

PARCEL #04001908 ***DETROIT LAND BANK PROPERTY***

SITE DATA

VACANT, NO EXISTING STRUCTURES

PARCEL AREAS:

816 VIRGINIA PARK:	12,225 SF (EXISTING) (0.2806 ACRE)
808 VIRGINIA PARK:	8,150 SF (EXISTING) (0.1871 ACRE)
	20,375 SF *SUBTOTAL*

COMBINED PARCELS CONTAINING 0.4677 ACRES OF LAND.

ZONING CODE REVIEW

ZONING:	R3-H' LOW DENSITY RESIDENTIAL- HISTORIC NEW CENTER AREA HISTORIC DISTRICT
BUILDING TYPE:	RESIDENTIAL TWO-FAMILY DUPLEX, *BY RIGHT*
816 VIRGINIA PARK COMBINED LOT SIZE:	125' x 163' 20,375 SF (0.4677 ACRE)
LOT AREA MINIMUM:	7,000 SF MAX < 20,375 SF OK
WIDTH MINIMUM:	70' <125' OK

SETBACKS:

BUILDING 1 VIRGINIA PARK

FRONT MINIMUM	20' MIN. > 21' PROPOSED, OK
REAR MINIMUM	30' MIN. < 87' PROPOSED, OK
SIDE YARD FORMULA A:	(BUILDING DEPTH + 2 x HEIGHT)/15 =65' + 80'/15 = 9.67' MIN.< 10' *PROPOSED, OK*
HEIGHT MAXIMUM:	NO REQUIREMENT, *TOP OF PARAPET = 40'-0"*

BUILDING 2 3RD AVENUE

FRONT MINIMUM	10' MIN. = 10' PROPOSED, (SEC. 50-13-210***) OK***
REAR MINIMUM	30' MIN. < 50' PROPOSED, ***OK***
SIDE YARD FORMULA A:	(BUILDING DEPTH + 2 x HEIGHT)/15 = 65' + 80'/15 = 9.67' MIN.< 50' *PROPOSED, OK*
HEIGHT MAXIMUM:	NO REQUIREMENT, *TOP OF PARAPET = 40'-0"*

RECREATIONAL SPACE REQUIRED (RSR): 0.12 x 25,725 GSF = 3,087 SF MIN.
UNIT PRIVATE BALCONIES (14) x 71 SF : ***994 TOTAL SF***
RESIDENCE RECREATION SPACE: 3,087 SF MINIMUM > 994 SF (71 SF/UNIT x 14 UNITS), ***DEFICIENT 2,093 SF***
BZA VARIANCE REQUESTED

BUILDING DATA:

SUM OF 2 BUILDINGS		VIRGINIA PARK	3RD AVE
9,555 GSF	2ND FLOOR	6,825 GSF	2,730 GSF
9,555 GSF	3RD FLOOR	6,825 GSF	2,730 GSF
6,615 GSF	GRADE FLOOR	4,725 GSF	1,890 GSF
2,940 GSF	ATTACHED GARAGES	2,100 GSF	840 GSF
TOTAL 28,665 GSF	BUILDING GROSS SF	20,475 GSF	8,190 GSF
25,725 NSF	RESIDENTIAL NET SF		

LOT COVERAGE PROPOSED: 6,615 GSF/20,375 GSF = 0.32 (32%)

FLOOR AREA RATIO (FAR): 0.70 x 20,375 SF (LOT AREA) = 14,262 SF MAX < ***25,725 SF***
DEFICIENT 11,463 SF - BZA VARIANCE REQUESTED

OFF STREET PARKING: 14 UNITS x 0.75 SPACES/DWELLING UNIT= 10.50
11 SPACES MINIMUM< 18 SPACES PROVIDED

816 VIRGINIA PARK REQUIRED (R-2)= **NOTE: BUS RAPID TRANSIT ON WOODWARD AVENUE 0.34 MILES DISTANCE. SPECIAL DISTRICT ALLOWS A PARKING REDUCTION FOR THIS AREA; MINIMUM PARKING 0.75 PER DWELLING UNIT. THEREFORE-*

TOTAL PARKING REQUIRED: 11 SPACES MINIMUM

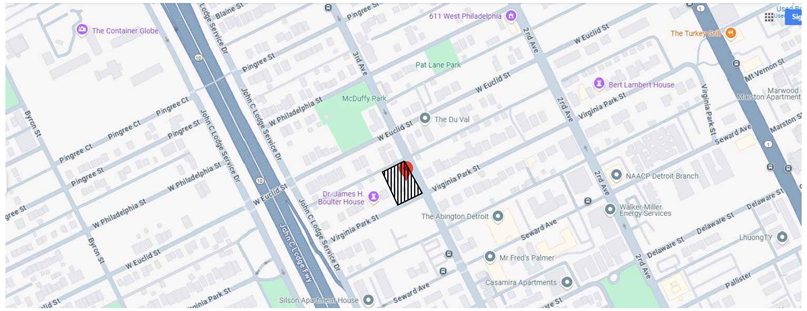
ACCESSIBLE PARKING REQUIRED: 1 SPACE REQUIRED = 1 PROVIDED (1 PER BARRIER FREE UNIT)

TOTAL PARKING PROVIDED: 14 GARAGE SPACES + 4 SURFACE CARPORT SPACES = 18 SPACES
(17 SPACES + 1 BF/ VAN ACCESSIBLE)

LOADING AREA: 0 REQUIRED PER FOR PARKING LESS THAN 25 SPACES

BUILDING CODE REVIEW

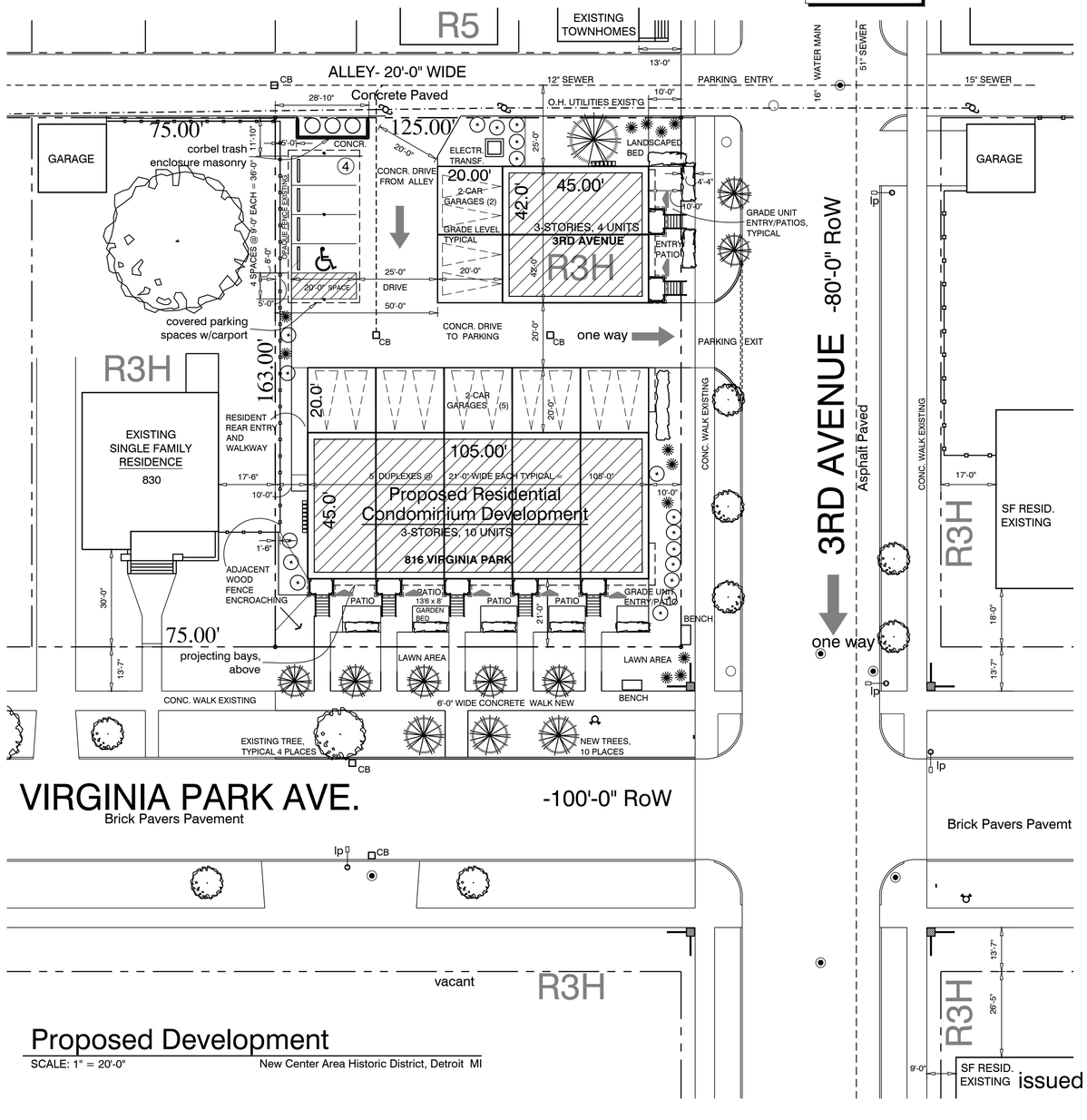
APPLICABLE CODES:	2015 MICHIGAN RESIDENTIAL CODE 2015 NFPA1 FIRE PREVENTION AND PROTECTION CODE 2019 DETROIT CITY CODE PART IV, CHAPTER 8 2015 MICHIGAN ENERGY CODE
PROPOSED USE GROUP:	RESIDENTIAL
PROPOSED OCCUPANCY:	RESIDENTIAL TWO-FAMILY



Location Map
NO SCALE

LEGEND
- COMBINED STORM/ SANITARY SEWER
- OVERHEAD ELECTR.
- WATER
- GAS
- LIGHT POLE
- UTILITY POLE
- CATCH BASIN
- FIRE HYDRANT
- PERSONHOLE
- EXISTING GRADE 112.4
- NEW GRADE 111.25

NOTE:
MATCH EXISTING GRADES WHERE NO PROPOSED GRADES ARE SHOWN



VIRGINIA PARK CONDOMINIUMS

Proposed Residential development

Proposed overall site plan

NORTH

0 10' 20' 40'
SCALE: 1"= 20'

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